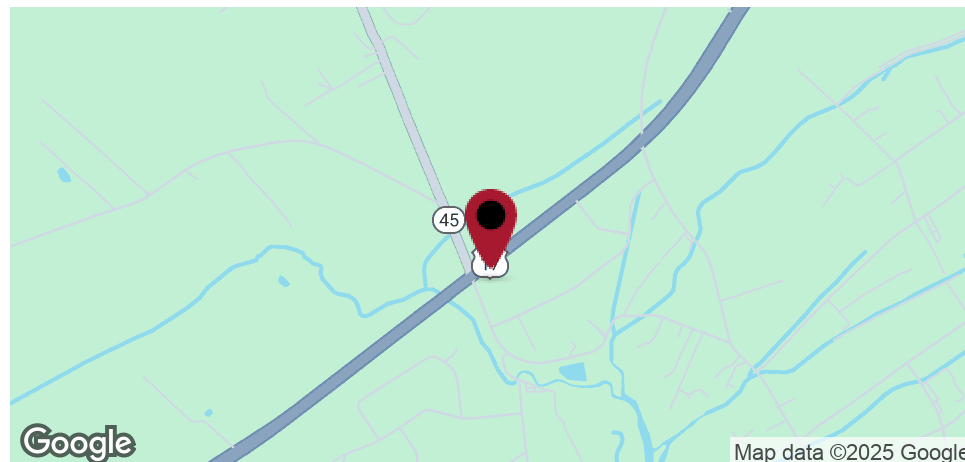


## WELL KNOWN CIRCLE K WITH +25 YEARS OF OCCUPANCY + 1.08 ACRES OF DEVELOPABLE LAND



10105 U.S. 17, MCCLELLANVILLE, SC 29458



### OFFERING SUMMARY

County	Charleston
Sale Price	\$1,850,000
NOI	\$78,750
Lot Size	2.27 Acres
Building Size SF	2,498
Zoning	General Commercial - Town of McClellanville
Market	Charleston
Traffic Count	10,000
Traffic Street	Highway 17 N
Average HH Income (0.5	\$25,525

### PROPERTY OVERVIEW

Great location for Circle K.

Circle K is on a land lease with zero landlord obligations. Current term ends 4/30/2027. 4 additional extensions of 5 years available to tenant. Stable location with significant barriers to entry for competition. Located at a light. C-Store has Diesel and Kerosene pumps.

THERE IS AN ADDITIONAL 1.08 ACRES OF DEVELOPABLE LAND INCLUDED WITH THIS SALE TOTALING 2.27 ACRES.

Lot 1: Land with Circle K - 1.19 Acres

Lot 2: Undeveloped Land - 1.08 Acres

### PROPERTY HIGHLIGHTS



WELL KNOWN CIRCLE K WITH +25 YEARS OF OCCUPANCY + 1.08 ACRES OF DEVELOPABLE LAND



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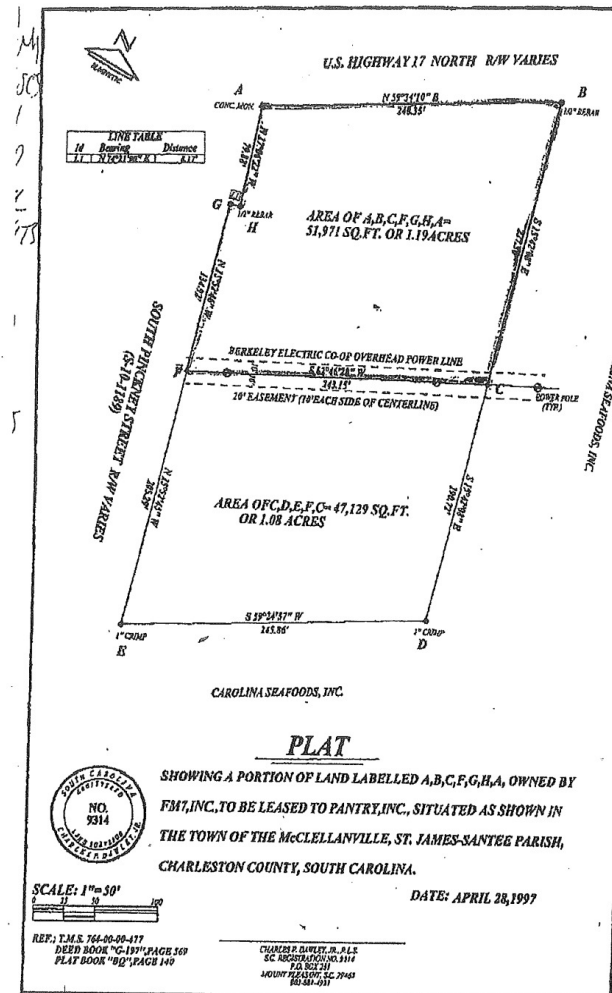


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2-22-97 TUE 10:20 AM Charles Dawley Jr R.L.S. 603+884+4931 P.02



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**PHIL ROSE**

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