



DIGITALLY ALTERED

# GAS STATION AND CONVENIENCE STORE NET LEASED INVESTMENT

3510 N LIBERTY ST | CANTON, MS 39046

**ACRE**  
PARTNERS

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## DISCLAIMER:

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# PROPERTY SUMMARY

This offering presents the opportunity to acquire a fully leased gas station and convenience store investment in Canton, Mississippi. Situated on a 0.46-acre parcel with approximately 1,500 square feet of improvements, the property provides immediate in-place cash flow backed by an established operating history and consistent tenant occupancy. The property is bonus depreciation eligible.

Located just minutes from the Nissan Canton manufacturing plant—an economic engine supporting approximately 25,000 direct and indirect jobs—the property benefits from steady commuter and daytime traffic. Its location less than 30 minutes from Jackson and Madison further strengthens accessibility and regional demand.

The site also serves a dense residential trade area, with numerous apartment communities and several schools totaling more than 1,800 students and faculty within a three-mile radius. Improvements include a well-maintained convenience store and fueling station with two double-sided dispensers providing four fueling positions, supporting both fuel sales and convenience retail.

As a fully occupied, mom-and-pop operated asset, the property offers a simple, low-management investment profile with an established tenant in place. Supported by recurring neighborhood demand and essential-use characteristics, the asset benefits from a resilient business model serving local residents, commuters, and passing traffic.

<b>LIST PRICE</b>	\$899,000
<b>ADDRESS</b>	3510 N Liberty St Canton, MS 39046
<b>BUILDING AREA</b>	1,500 SF
<b>LAND AREA</b>	0.46 AC
<b>YEAR BUILT</b>	2000
<b>NOI</b>	\$67,929
<b>CAP RATE</b>	7.56%
<b>LEASE TERMS</b>	7+ Years Remaining Plus 2 X 5 YR Options



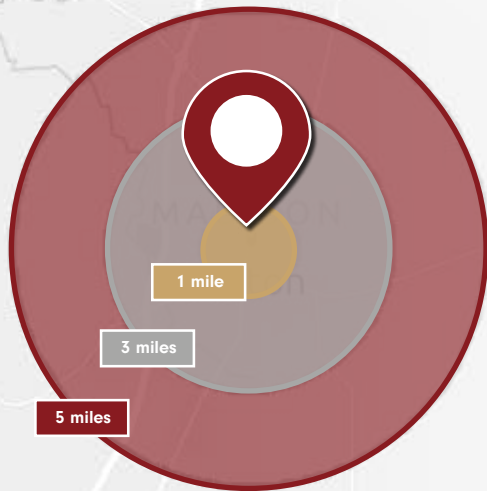
# PROPERTY HIGHLIGHTS

- **Efficient 1,500 SF Convenience Store on 0.46 Acres**  
Well-configured neighborhood gas station and convenience store with ample parking and a compact footprint designed to efficiently support both fuel sales and convenience retail operations.
- **Long-Term Income Stream with ±7.5 Years Remaining**  
Benefit from approximately 7.5 years of remaining lease term on a 10-year primary lease, providing stable cash flow and reduced near-term rollover risk.
- **Bonus Depreciation Eligible**  
Provides investors with the opportunity for accelerated tax benefits, a unique feature uncommon among similarly sized investments.
- **Essential Retail Asset with Four Fueling Positions**  
The property features two double-sided fuel dispensers providing four fueling positions, serving the daily needs of local residents, commuters, and surrounding neighborhoods.
- **Significant Tenant Capital Improvements Invested**  
Ownership has benefited from substantial capital expenditures made by the tenant in recent years, demonstrating long-term commitment to the location and reducing near-term capital requirements.
- **Free and Clear of Fuel Supply Agreements**  
The absence of fuel contracts provides operational flexibility and may create opportunities for future branding, supply, or business strategies.
- **Potential Attractive Assumable Financing**  
Existing financing may be assumable, presenting qualified buyers with the opportunity to capitalize on favorable debt terms and enhanced acquisition economics.
- **Strategically Positioned Near Nissan Canton Manufacturing Plant**  
Located minutes from one of Mississippi's largest employment centers, supporting approximately 25,000 direct and indirect jobs and generating strong commuter and daytime traffic.
- **Jackson MSA Investment Opportunity with Regional Connectivity**  
Situated within the Jackson MSA and less than 30 minutes from Jackson and Madison, the property serves a dense residential trade area and benefits from strong regional accessibility and steady local demand.

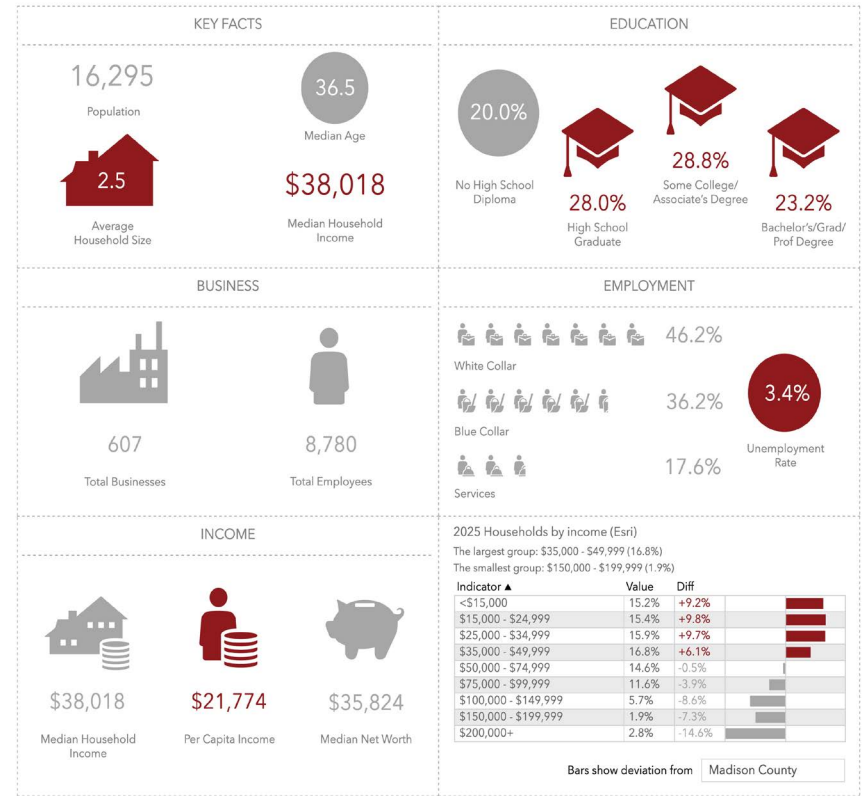


 N LIBERTY ST

# LOCATION HIGHLIGHTS



## 5 MILE SUMMARY



### 2025 SUMMARY

	1 MILE	3 MILES	5 MILES
<b>Population</b>	3,971	13,440	16,295
<b>Households</b>	1,544	5,007	6,365
<b>Families</b>	985	3,203	3,975
<b>Average Household Size</b>	2.43	2.61	2.47
<b>Owner Occupied Housing Units</b>	905	2,714	3,472
<b>Renter Occupied Housing Units</b>	639	2,293	2,893
<b>Median Age</b>	37.6	36.0	36.5
<b>Median Household Income</b>	\$35,723	\$33,988	\$38,018
<b>Average Household Income</b>	\$48,130	\$49,683	\$55,311



# CANTON MISSISSIPPI

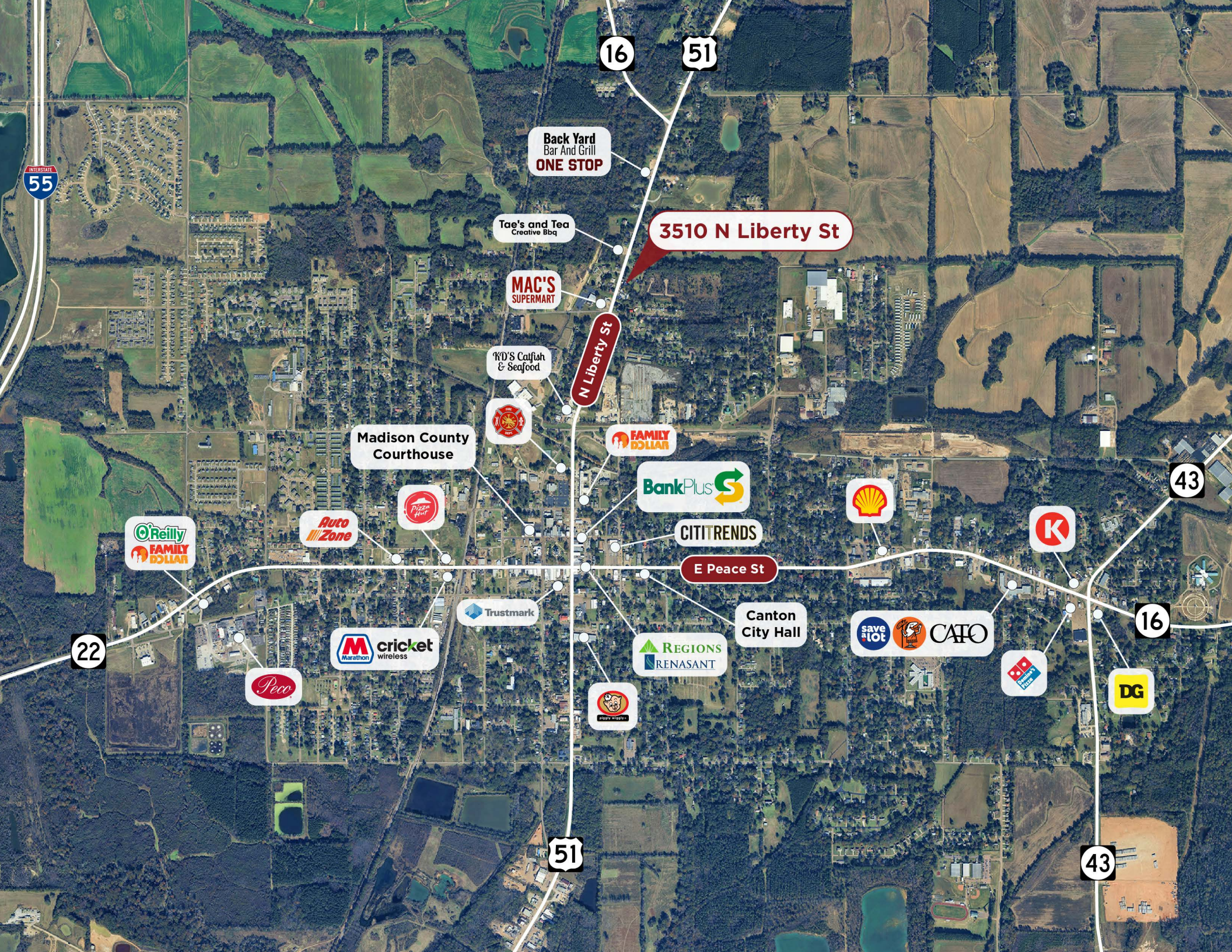
Located approximately 25 miles north of Jackson, Canton serves as the county seat of Madison County and is strategically positioned along the Interstate 55 corridor, one of Mississippi's primary north-south transportation routes. As part of the Jackson Metropolitan Statistical Area, Canton benefits from convenient access to the region's governmental, commercial, and industrial centers while maintaining its own distinct economic identity. The city's location provides connectivity to major markets throughout Mississippi and the broader Southeast region.

Canton is recognized for its historic downtown district, rich cultural heritage, and strong community atmosphere. The city is home to a variety of local shops, restaurants, civic institutions, and annual events that attract residents and visitors from throughout the region. Its historic courthouse square serves as a focal point for community activity and reflects the area's longstanding role as an important commercial and governmental center within Madison County.

The local economy is supported by a diverse mix of manufacturing, automotive, distribution, healthcare, education, and government employment. Canton is notably home to the

Nissan North America manufacturing facility, one of the largest employers in the region, which has contributed significantly to economic growth and job creation. Additional industrial and logistics development throughout Madison County has further strengthened the area's economic foundation and enhanced its appeal to businesses and investors.

Madison County continues to rank among Mississippi's most economically vibrant and fastest-growing counties, benefiting from strong population growth, residential development, and expanding commercial investment.



3510 N Liberty St

N Liberty St

E Peace St

Back Yard Bar And Grill  
ONE STOP

Tae's and Tea  
Creative Bbq

MAC'S  
SUPERMART

KD'S Catfish  
& Seafood

Madison County  
Courthouse

FAMILY  
DOLLAR

BankPlus

CITITRENDS

Reilly  
FAMILY  
DOLLAR

Auto  
Zone

Pizzeria

Shell

K

22

Marathon  
cricket  
wireless

Trustmark

Canton  
City Hall

REGIONS  
RENASANT

save  
a lot CATO

Peco

Pizzeria

Family  
Dollar

DG

51

43

INTERSTATE  
55

16

51

43

16

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