



Commercial Real Estate Specialists
Business Brokerage Professionals

Presswood & Associates
Jack W. Dawson
Business Brokerage Coordinator

Please refer to listing ID: PA511

SOUTHWEST GA C-STORE

This southwest Georgia town is advertised as “A Great Place To Do Business” by the state of Georgia and has grown to become one of the largest pecan producing counties in the country.

The store is located in the downtown area between two national wholesale stores close to two major state routes and about 40 miles from the Florida border.

This well-established (20 years), independent, 1,600 ft², all brick convenience store is well known for its competitive gas prices and delicious deli food (deli seats 32 patrons).

The store has three Step-3, 6,000 gallon tanks.

Store sales currently average \$51,000+ monthly inside sales and about 25,000 gallons monthly outside fuel sales. (2006 sales are up from 2005.) The owner has chosen not to put Lottery in, but there are no restrictions for anyone to do so. Business has over \$200,000 in FF&E.

Owner wants to finally retire and is asking only \$475,000 plus inventory.

Photos available by request.

Industry: Retail Stores

Industry Segment: Convenience Stores

Geography: United States > Georgia > Southwest

Asking Price: \$475,000

Value of Equipment: \$200,000 (Included in Asking Price)

Seller Financing: Not at this time.

Year Established: 1985

Reason For Selling: Owner wants to retire.

Facilities: Good, brick building.

Market Outlook/Competition: Excellent location downtown on major state route.



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