

Three Way Store and More Offering Memorandum

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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT
THREE WAY STORE FOR MORE DETAILS.**

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OFFERING SUMMARY

Three Way Store and More
45 Old Highway 125, Bolivar, TN 38008

OFFERING PRICE

\$375,000

CAP RATE

12.21% does not include store profits, storage only

2050 sq ft store | 950 sq foot apartment, additional storage, or secondary business | 30 Storage Units | 2 Gas Pumps | 2 bedroom apartment

Also, has the option to purchase an additional 2.2 acres across the street of Highway 125.

VITAL DATA

Price \$375,000

Acres 1.78 AC

GIM 12.5

Water City

Sewer Septic

Parcel Number 01-079-079-026.00-00

Residence 2 Bedroom / 1 Bathroom Apartment

Option for an additional 2.2 acres adjacent across highway 125 for an additional price

Property Photos



INVESTMENT OVERVIEW

We are pleased to present the Three Way Store and More, a local 100-year-old gas station and storage facility in Bolivar, TN that has been recently remodeled. Great location at the intersection of two highways. The Three-way intersection of Highway 64 and Highway 125 in Bolivar, TN. Over 6,000 vehicles pass by this location daily (according to TCDS- TDOT) with roughly 130 customers a day. The city plans to expand the area, and the property includes massive road frontage.

The property comprises 30 storage units in various sizes, a 2050 sq foot convenience/retail store, 950 apartment (attached), 2 gas pumps, a storage shed, and an above-ground gas tank system. It is a turnkey, well-established business that has been part of the community for decades. Owners have other properties. They are looking to retire and can not devote adequate time to this location.

The business's ideal location gives travelers easy pull-offs from HWY 64 and HWY 125- making it the perfect stop along their journey. Because of the age of the store- it is "grandfathered in" to sell beer on Sunday if necessary.

INVESTMENT HIGHLIGHTS

Ideal Location

Turn key established business serving the area for decades with recurring income

30 storage units with an occupancy rate of 100%

2 room apartment to reside in or rent as an apartment or additional business.

REGIONAL LOCATION

- 20 minutes South of Jackson, TN
- 30 minutes from the Blue Oval Plant being built in Staton, TN
- One hour East of Memphis, TN
- Set on Highway 64, a four lane divided highway
- In a rapidly developing area expected to grow by 28% in the next few years.

02 | Section

Financial Analysis

FINANCIAL ANALYSIS - THREE WAY STORE AND MORE

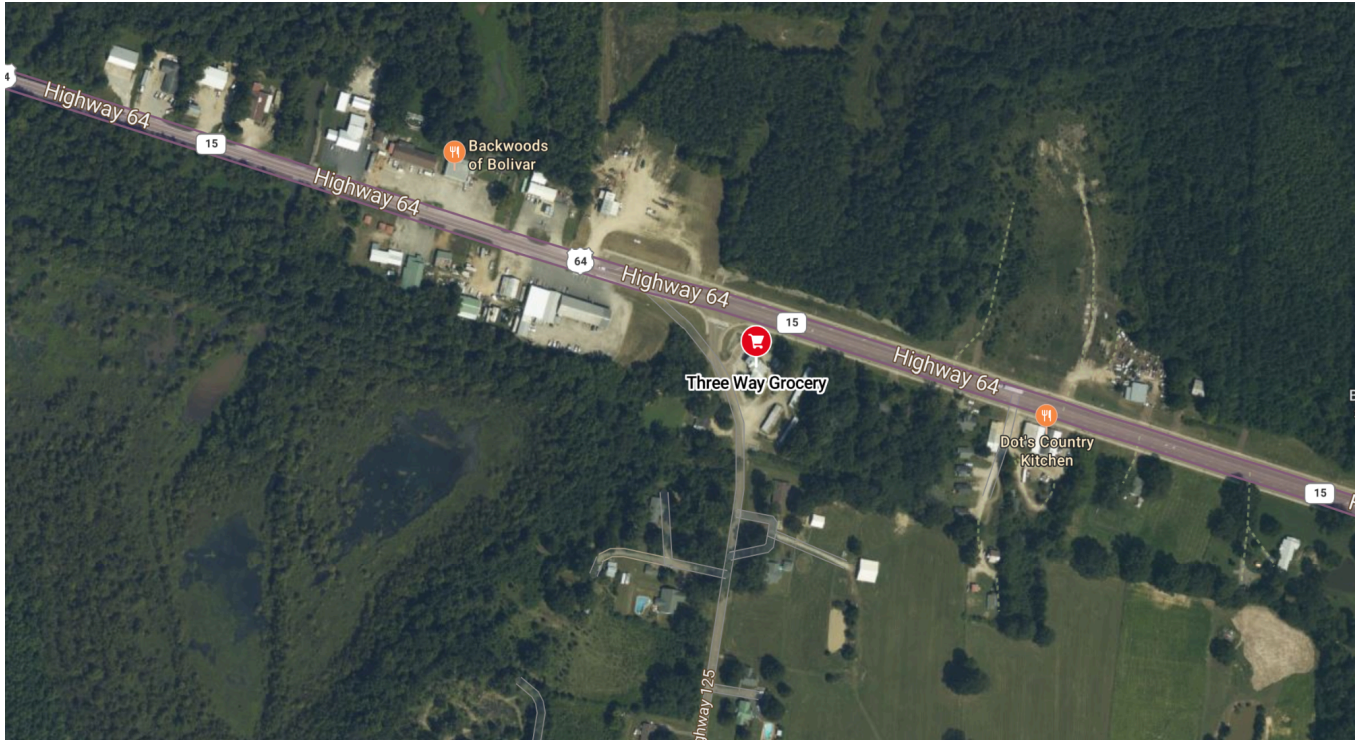
In 2023. 250,000 in sales, the store was closed several weeks out of the year for renovation and vacations. We currently are only open 8:45 am to 7 pm. Opening at 6 pm to at least 8 pm would generate a substantial amount of more revenue.

We love having this business, but do not have the time to commit to it.

It is an ideal location for a busy family business or a great option to expand for a corporate development.

Property Photos

Aerial View



03 | Section

Market Overview

The convenience store market is anticipated to rise at a considerable rate during the forecast period, between 2023 and 2029. Annual growth rate of 5.6% from 2022 to 2023.

According to Grandview Research

Scope of the Industry

Convenience stores represent more than one third (35%) of the brick-and-mortar retail universe tracked by Nielsen in the United States.

- **U.S. Convenience Store Count:** There are 152,396 convenience stores operating in the United States. About 80% of convenience stores (120,061 total) sell gas, and the industry continues to be dominated by single-store operators, which account for roughly 60% of all stores (91,799 stores).
- **Convenience Stores Offer More Convenience:** Convenience stores offer speed of service to time-starved consumers who want to get in and out of the store quickly. These shoppers recognize this channel of trade for its convenient locations, extended hours of operation, one-stop shopping, grab-and-go foodservice, a variety of merchandise and fast transactions.
- Gasoline prices are among the most recognizable price points in American commerce.
Sited from NACS

THREE WAY STORE AND MORE

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