

# Executive Summary

For Sale

## Sunoco - 714 Adkins Blvd.



### Property Summary

Sale Price: \$545,000

Lot Size: 1.12 Acres  
(0.51 Usable)

Building Size: 1,270 SF

Year Built: 2001

Zoning: C-3 (General  
Commercial District)

### Property Overview

The Sunoco Property is a retail petroleum outlet with convenience store. There is a small deli and walk-in beverage cooler inside the convenient store and 8 pumping stations outside. The property has excellent street visibility and linkage to I-55. The general commercial, retail, hotel, bank, office and service-oriented uses located along Adkins Blvd generate considerable destination traffic. Neighboring properties include Virginia College, BankPlus, Cracker Barrel and Outback restaurants.

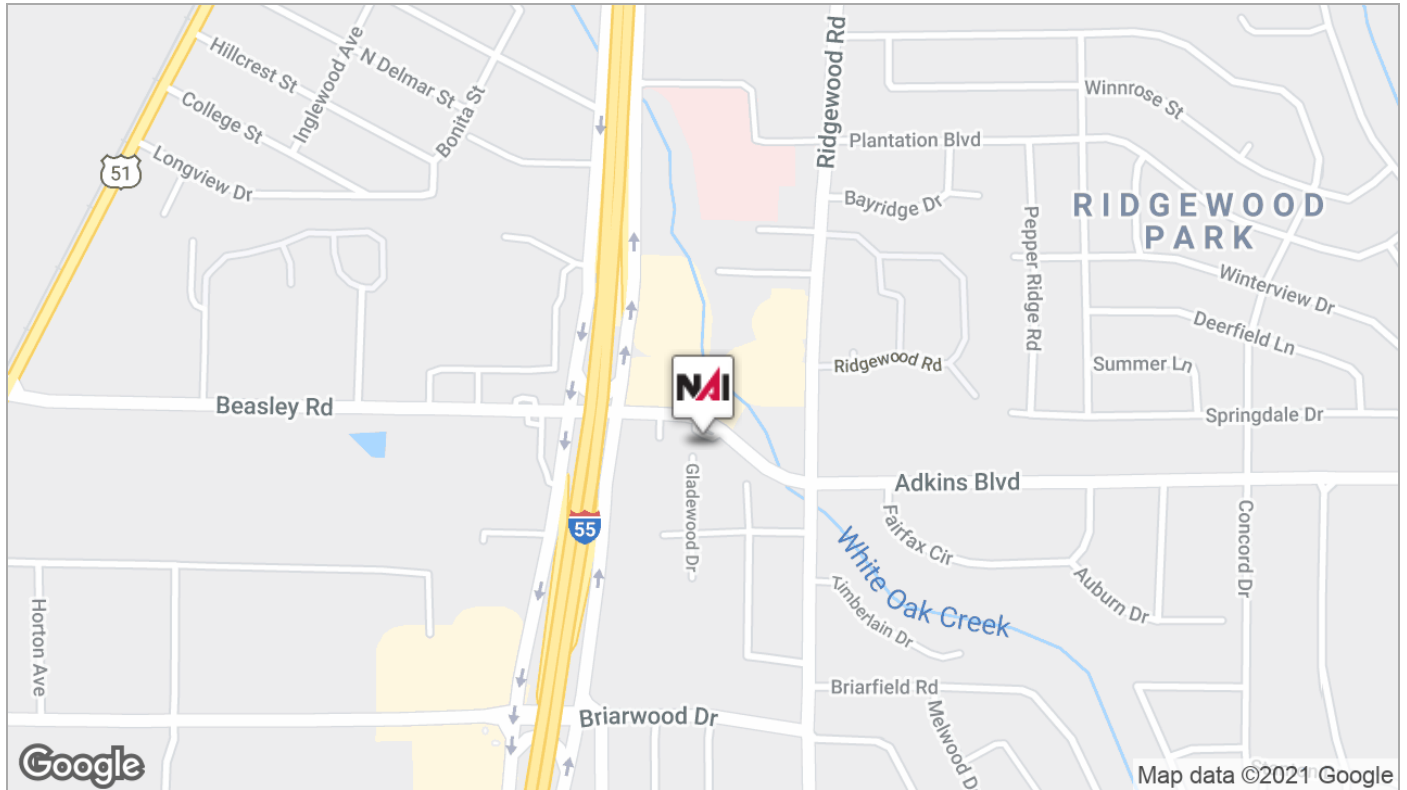
### Location Overview

The Sunoco Property is approximately 1.12 acres (0.51 usable acres); the site adjoins the White Oak Creek to the north on Adkins Blvd. Adkins Blvd is a primary route through a defined neighborhood and a heavily trafficked exit on I-55. The area experiences considerable commuter and transient traffic. The private drives located on each side of the subject further increase traffic around the subject. The property has minor-corner influence, excellent visibility and 182.23 feet of frontage on Adkins Blvd.

# Location Maps

For Sale

## Sunoco - 714 Adkins Blvd.



# Additional Photos

For Sale

## Sunoco - 714 Adkins Blvd.



Sunoco - 714 Adkins Blvd.

# Retailer Map



Sunoco - 714 Adkins Blvd.

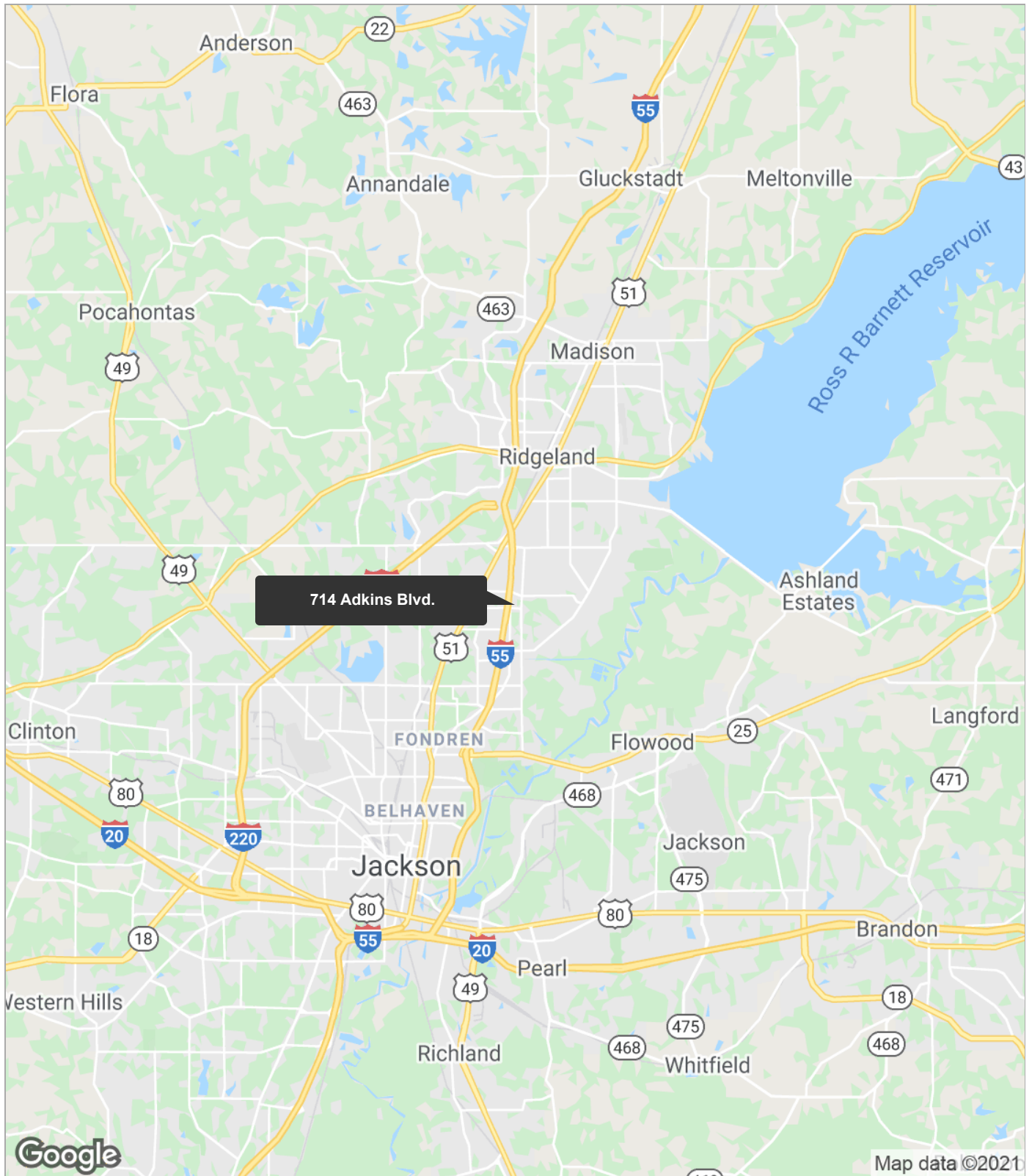
# Site Map



# Regional Map

For Sale

## Sunoco - 714 Adkins Blvd.



# Aerial Map

For Sale

## Sunoco - 714 Adkins Blvd.



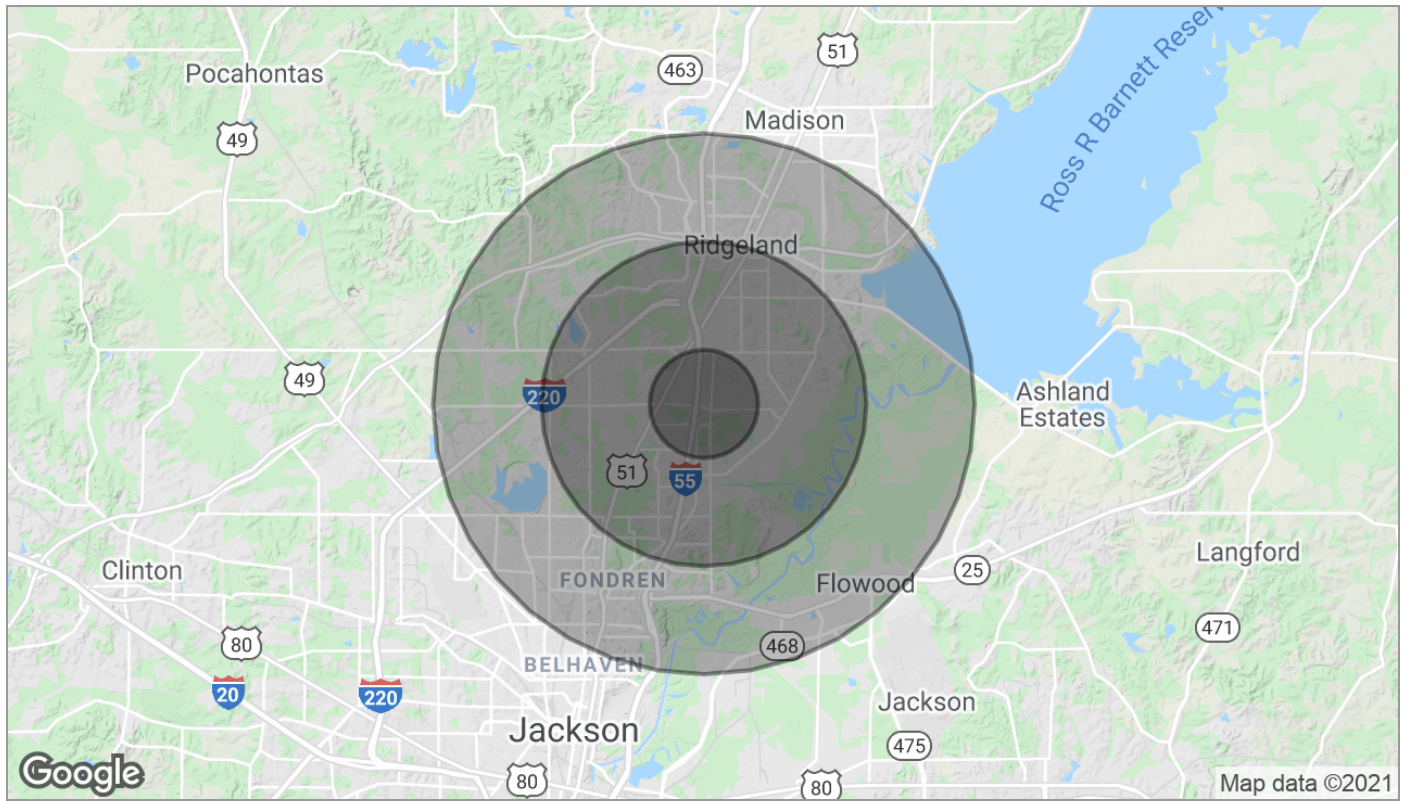
Google

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# Demographics Map

For Sale

## Sunoco - 714 Adkins Blvd.



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
TOTAL POPULATION	8,057	56,754	106,985
MEDIAN AGE	32.9	33.4	35.2
MEDIAN AGE (MALE)	30.9	32.4	34.4
MEDIAN AGE (FEMALE)	34.6	34.2	35.8
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	3,187	22,837	43,903
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$61,096	\$65,715	\$71,905
AVERAGE HOUSE VALUE	\$156,808	\$207,546	\$217,678
<b>Race</b>			
% WHITE	36.5%	40.0%	45.1%
% BLACK	58.3%	56.2%	51.1%
% ASIAN	0.2%	1.1%	1.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.2%	0.1%
% OTHER	4.5%	2.3%	1.9%
<b>Ethnicity</b>			
% HISPANIC	5.6%	4.3%	3.5%

\* Demographic data derived from 2010 US Census