



OFFERING MEMORANDUM

SCOTCHMAN

1437 N. LONGSTREET ST. | KINGSTREE, SC 29556

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

LISTED BY

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BROKER OF RECORD

MATTHEWS RETAIL GROUP, INC. (SC 22684)

BROKER IN CHARGE: KYLE B. MATTHEWS (SC 105710)



SCOTCHMAN

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TABLE OF CONTENTS

06 FINANCIAL OVERVIEW

08 TENANT OVERVIEW

11 AREA OVERVIEW

GOODY'S

DOLLAR TREE

FOOD LION

SUNOCO

Domino's
Pizza

AutoZone

MR. HIBACHI
STEAKHOUSE

NO. 1
NAIL & SPA

Advance
Auto Parts

HUDDLE
HOUSE

SUBJECT
PROPERTY

YOUNG'S
FASHIONS

DOLLAR
GENERAL

QUALITY
INN & SUITES

GLOBE
COMMUNICATIONS

NIVEA'S FISH
MARKET

WASH WORLD
CAR WASH

DELUX INN

GENE BLACK'S
SERVICE CENTER

N LONGSTREET ST

INVESTMENT HIGHLIGHTS

- Low price point gas station investment opportunity
- Replaceable rent
- **Short term lease** - Lease expires on 6/30/2025
- **No Options Remaining** – Opportunity to increase the rent or operate in 3 years
- Tenant has maintained long-term, successful operations since 1980
- **GPM Investments lease guarantee**
 - Subsidiary of ARKO Corp
 - 6th largest convenience store chain
 - Operates or supplies stores in 33 states – over 3,000 locations
 - **Multi-Brand Operator** – GPM Investments operates under various brands such as: Fas Mart, Shore Stop, Scotchman, Breadbox, Young’s, Li’l Cricket, Next Door, Village Pantry, Apple Market, Jifi Stop, Admiral, Roadrunner, Juffy Food Marts, EZ Mart, 1-Stop, Townstar, Jetz, and recently acquired ExpressStop
- **Positioned along the main retail corridor of Kingstree** – Property lies between a Food Lion anchored shopping center and the Kingstree Square Shopping Mall



FINANCIAL OVERVIEW



\$350,000
LIST PRICE



\$10,800
NOI



3.09%
CAP RATE

BUILDING INFO

Address	1437 N. Longstreet St., Kingstree, SC 29556
Year Built	1980
GLA of Building	±1,891 SF
Lot Size	±0.30 AC

TENANT SUMMARY

Tenant Name	Scotchman
Type of Ownership	Fee Simple
Lease Guarantor	GPM Investments
Lease Type	NNN
Roof and Structure	Tenant Responsible
Term Remaining	±3 Years
Lease Expiration Date	6/30/2025
Options	No Options Remaining

ANNUALIZED OPERATING DATA

Lease Commence	Monthly Rent	Annual Rent	Rent PSF	CAP
Current - 6/30/2025	\$900	\$10,800	\$5.71	3.09%

FINANCING INQUIRIES

For financing options reach out to:
Patrick Flanagan
patrick.flanagan@matthews.com
+1 (214) 550-0277

TENANT OVERVIEW



GPM INVESTMENTS

30,000+

LOCATIONS

2003

YEAR FOUNDED

±1 B

ANNUAL REVENUE

GPM Investments, LLC, a wholly-owned subsidiary of ARKO Corp., a family of community brands, is based in Richmond, Virginia and operates or supplies stores in 33 states and Washington D.C. As the 6th largest convenience store chain in the country, they have approximately 3,000 locations comprised of approximately 1,400 company-operated stores and approximately 1,650 dealer sites to which they supply fuel. They operate in three reportable segments: retail, which consists of fuel and merchandise sales to retail consumers; wholesale, which supplies fuel to third-party dealers and consignment agents; and GPM Petroleum, which supplies fuel to their sites (both in the retail and wholesale segments).

Many of their stores have hot, fresh food offerings and they continue to update their offerings to exceed their customers' expectations. Their stores offer a large selection of beverages, coffee, fountain drinks, candy, salty snacks, and many other products to meet the needs of the everyday customer. Many stores also offer branded quick-service restaurant programs, such as Dairy Queen, Dunkin', Godfather's Pizza, Noble Roman's Pizza, Subway and Taco Bell. When visiting many of their stores, you can also find their exclusive fas REWARDS® high value loyalty program, prepaid products, Western Union kiosks, RedBox movie rentals, thirst-quenching dispensed beverages, and other great offerings for customers to enjoy.

bp



regular	4.01	9/10
silver	4.41	10/10
ultimate	5.78	10/10

BP gasoline *invigorate* ✦

SCOTCHMAN

S-45-389

STOP



SCOTCHMAN



FREE

SURROUNDING AREA

SUBJECT PROPERTY

N LONGSTREET STREET



AREA OVERVIEW

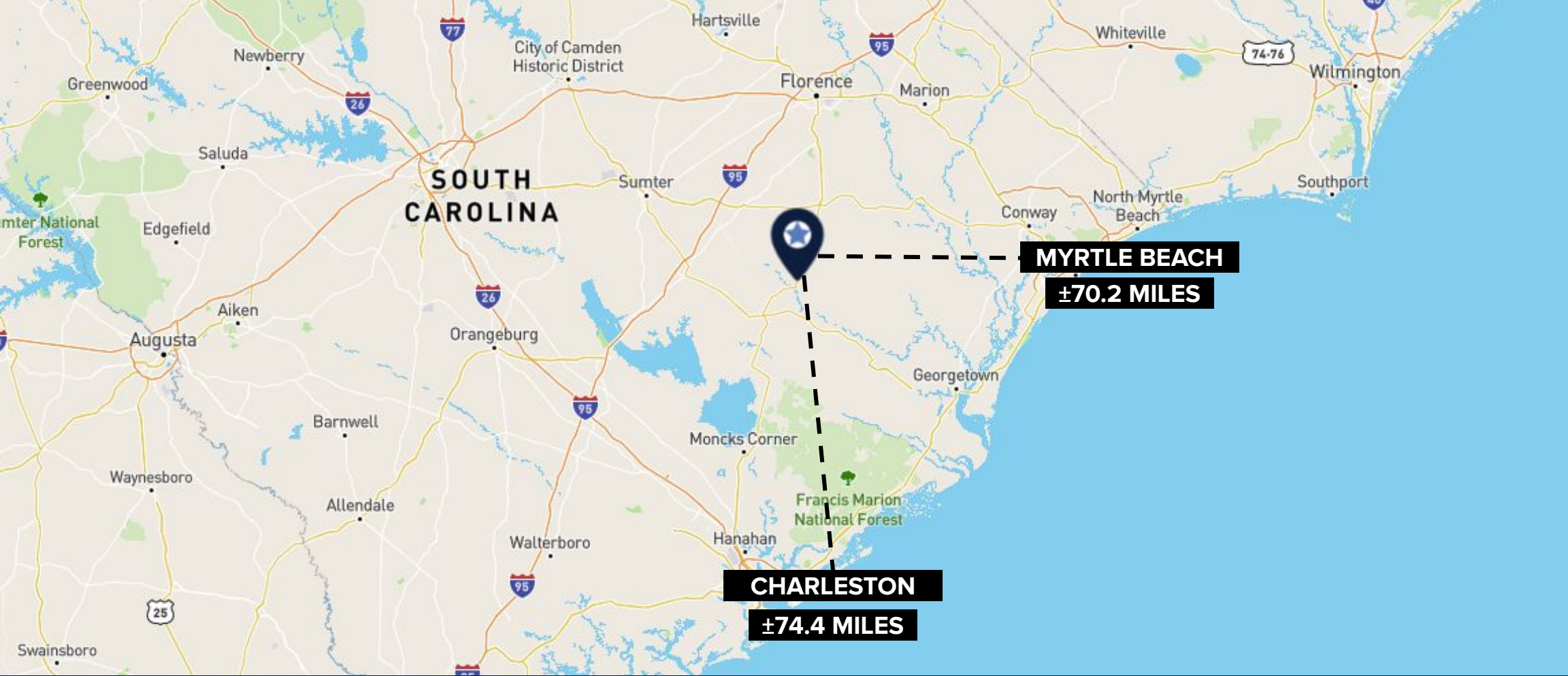
KINGSTREE, SC

Kingstree is a city in Williamsburg County, South Carolina with a population of about 3,000 people. This is a city known for its nice, family-oriented atmosphere with friendly and very active residents. Kingstree is known for having the longest state scenic river, serving as a beautiful place for tourists to visit as well.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	3,294	7,026	9,675
2010 Census	3,679	8,002	10,879
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	1,409	2,946	4,050
2010 Census	1,442	3,104	4,201
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$56,616	\$54,702	\$59,621





KINGSTREE POINTS OF INTEREST

Gilland Memorial Park

Gilland Memorial Park is located in Kingstree along the banks of the Black River. This river is free-flowing through undisturbed swamp forest. There are several access points in Georgetown and Williamsburg Counties, including this naturally beautiful Gilland Memorial Park in Kingstree, offering a one-lane boat ramp, picnic shelter, playground, and paved parking for vehicles and trailers.

Williamsburg Historical Museum

The Williamsburg Historical Museum in Kingstree has a brilliant collection of historical archives and artifacts. With has books, prints, and DVDs, this museum offers in-depth insights into the history of Williamsburg. This museum is home to rich historical material such as microfilm of The Country Record Newspaper and ancient maps.

Pig Pickin' Festival

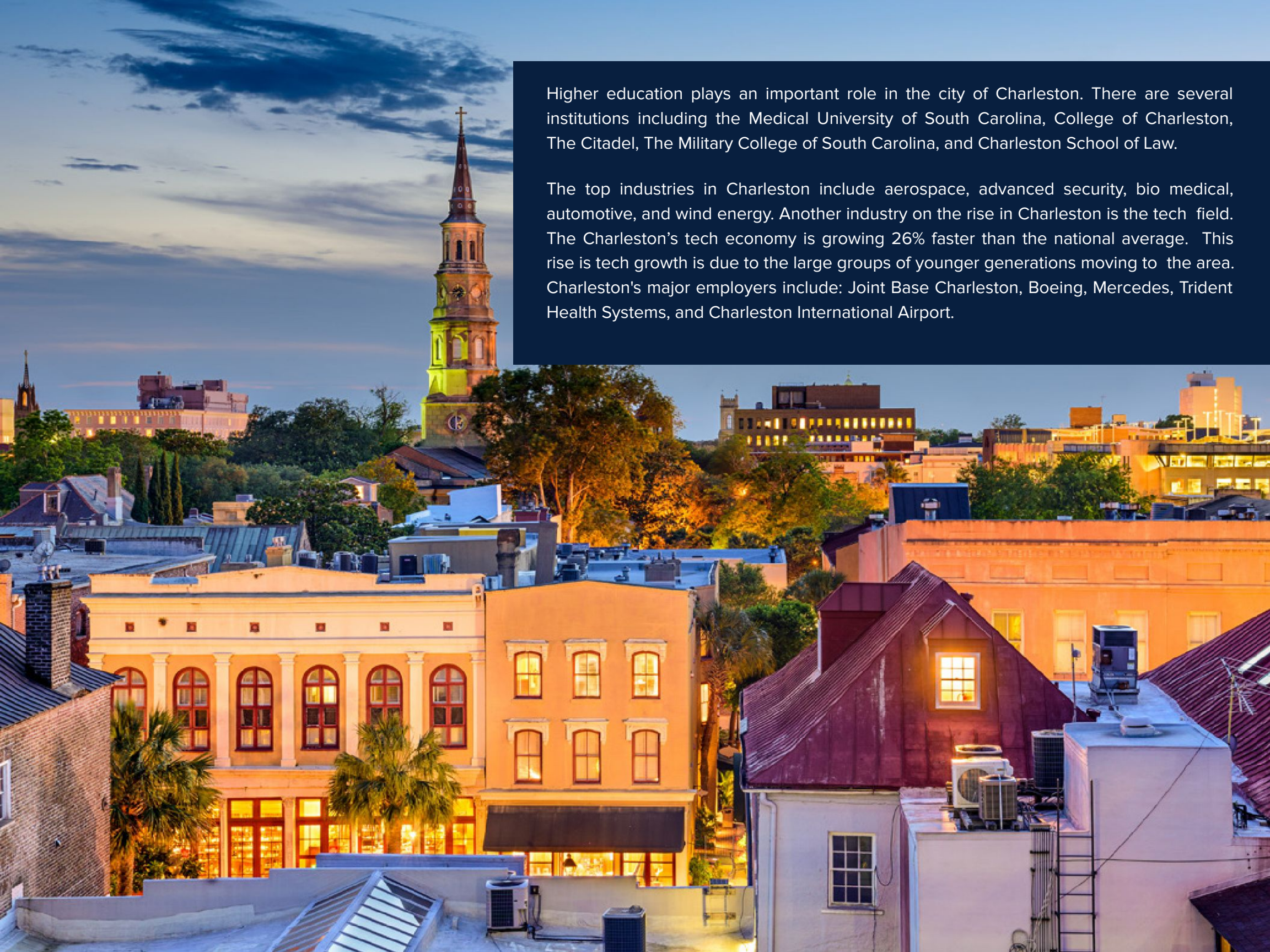
This festival is something that many Kingstree residents look forward to each year. With 56 cookers, more than 45 vendors, and over 8,000 attendees, this festival serves as a fun environment for everyone. Live music, food, fireworks, activities for kids, local farmers markets, and much more is offered at this fun event.



CHARLESTON, SC

Charleston is the oldest and largest city in the state of South Carolina and is the county seat of Charleston County. The city is located on Charleston Harbor, an inlet of the Atlantic Ocean. The historic city is recognizable by its cobblestone streets, pastel antebellum houses, and horse-drawn carriages. Known as “The Holy City,” Charleston has an abundance of churches due to the fact that Charleston was one of the handful of cities that provided religious tolerance during the time of the original thirteen colonies.

The historical buildings that line the streets of Charleston make the city a major tourist destination along with museums, luxury hotels, various dining options, and a beautiful skyline. Being right on the coast there are also various activities based around family-friendly waterfront activities.



Higher education plays an important role in the city of Charleston. There are several institutions including the Medical University of South Carolina, College of Charleston, The Citadel, The Military College of South Carolina, and Charleston School of Law.

The top industries in Charleston include aerospace, advanced security, bio medical, automotive, and wind energy. Another industry on the rise in Charleston is the tech field. The Charleston's tech economy is growing 26% faster than the national average. This rise in tech growth is due to the large groups of younger generations moving to the area. Charleston's major employers include: Joint Base Charleston, Boeing, Mercedes, Trident Health Systems, and Charleston International Airport.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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