

Excellent Business Opportunity in Southwest Virginia

Available for immediate lease at Exit 54, Interstate 81, Rural Retreat, VA 24368

Combination Exxon Convenience Store/Restaurant, 7327 Lee Highway, Rural Retreat, VA 24368

The combination Exxon C-Store/Restaurant is located on Exit 54 just off northbound ramp adjacent to US Interstate I-81 and US Route 11 (Lee Highway). This location is presently served by Smyth County PSA water and a private septic system. Mountain Empire Airport, just east of our location off Lee Highway, has expanded increasing runway size, length, and hanger storage capacity. The traffic count on Interstate 81 north and south was 22,000 vehicles per day according to VDOT's 2012 traffic survey. US Route #11 (Lee Highway), a major thoroughfare from Wythe County/Rural Retreat to Smyth County/Marion, VA has a traffic count of **2900** vehicles per day.

- Leasing arrangements would include a minimum of three years and could include current property and equipment of the C-Store. (Including shelving, counters, walk in cooler, etc. Does not include restaurant cooking equipment).
- We would require the C-Store gas outlet to be open a minimum of 17 hours per day 7 days per week. The lessee will be responsible for insurance, maintenance and taxes as well as paying the monthly rent in advance on the first day of the month.
- Exxon branded gasoline is available. The pumps and canopy have been upgraded to Exxon's current image requirements. All petroleum products will be supplied by Mountain Empire, Inc. / Clark Gas & Oil Co., Inc. Lessee will be able to deduct a commission from these products and deposit daily receipts to our bank.
- Presently, the gasoline equipment features three Gilbarco multi-product dispensers (MPD's) that have express pay or pay at the pump credit card readers and are tied to a state of the art cash register. Additionally, an electronic tank monitoring system has been installed that tracks fuel inventory as well as other required periodic reports.

If there is interest in our location, any questions, and to get an account application, please contact B. Clark at 1-276-694-4124, by e-mail bclark@clarkgasandoil.com by Fax to 1-276-694-4684, or by mail to Clark Gas & Oil Co., Inc., P.O. Box 31, Stuart, VA 24171.

