



4202 MAIN STREET, SPRINGFIELD, OR 97478
EXCLUSIVE OFFERING MEMORANDUM

EXCLUSIVELY MARKETED BY:



WILL HARTSHORN

Corner Realty

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3809 Juniper Trace #205

Austin, TX 78738

TX License #725849



PHOTO TAKEN ON MAY 21, 2022.



Broker of Record: Keller Williams LLC | License #201247884

Shay Ernise | License #201219473

Executive Summary

4202 Main Street | Springfield, OR 97478



INVESTMENT HIGHLIGHTS

- ✦ Corner Realty is pleased to present the exclusive listing for a Mobil branded gas station located at 4202 Main Street, Springfield, OR 97478. The site was built in 1990 and consists of approximately 4,339 square foot building on an estimated 0.74-acre parcel of land.
- ✦ Business & Real Estate For Sale
- ✦ Site can be delivered free & clear of a fuel contract*
- ✦ Strong Traffic Counts: site sees over 22,000 vehicles per day



PROPERTY OVERVIEW

Fuel Brand	Mobil
Property Address	4202 Main Street
City, State, ZIP	Springfield, OR 97478
Year Built / Renovated	1990
Estimated Building Size	+/- 4,339 SF
Estimated Lot Size	+/- 0.74 Acres
Type of Ownership	Fee Simple

PRICING OVERVIEW

Asking Price	\$6,000,000
Inside Sales	\$85,721/Month (Trailing 3-Year Average)
Fuel Volume	104,759 Gallons/Month (Trailing 3-Year Average)
Fuel Supplier	Contact Agent For Details

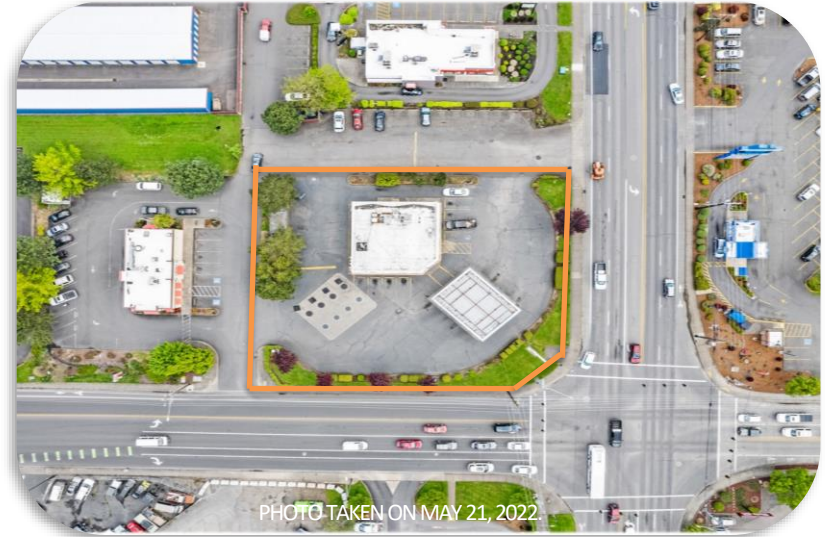
Property Features

4202 Main Street | Springfield, OR 97478



SITE OVERVIEW

Year Built	1990
Building Area	Approximately 4,339 SF
Land Area	0.74 AC
MPD's	4 (Gasoline Only)
Fueling Positions	8
EMV Compliant	Yes
Signage	Digital Pylon & Building
Access	Access #1: Main Street Access #2: N 42 nd Street
Zoning	Commercial
Traffic Counts	Main Street: 22,000 VPD



Financial Analysis

4202 Main Street | Springfield, OR 97478



HISTORICAL FINANCIALS

Fuel Volume	2019	2020	2021
Fuel Revenue (\$)	\$5,533,992	\$2,968,466	\$2,959,393
Fuel Volume (Gallons)	1,901,799	1,046,536	822,983
Average Fuel Margin	0.27 cents/gallon	0.69 cents/gallon	0.58 cents/gallon
Total Gross Profit	\$527,579	\$727,510	\$479,039

Inside Sales	2019	2020	2021
Total Inside Sales	\$1,047,431	\$1,018,064	\$1,020,474
Gross Profit – Inside Sales	\$295,392	\$287,915	\$292,894
Inside Gross Margin (%)	28.20%	28.28%	28.70%

CONTACT AGENT FOR HISTORICAL P&L's



Fuel Infrastructure

4202 Main Street | Springfield, OR 97478



Underground Storage Tank (“UST”) Schedule

	Installation Date	Status	Material	Capacity	Tank Content
UST #1	5/15/2001	Active, In Use	Double Walled Fiberglass Reinforced Plastic	10,000 Gallons	Gasoline
UST #2	5/15/2001	Active, In Use	Double Walled Fiberglass Reinforced Plastic	10,000 Gallons	Gasoline
UST #3	5/15/2001	Active, In Use	Double Walled Fiberglass Reinforced Plastic	10,000 Gallons	Gasoline
UST #4	5/15/2001	Active, In Use	Double Walled Fiberglass Reinforced Plastic	10,000 Gallons	Gasoline



PHOTO TAKEN ON MAY 21, 2022.

Surrounding Area

4202 Main Street | Springfield, OR 97478



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Columbia
Distributing

International
Paper Mill



Main Street
Mini Storage

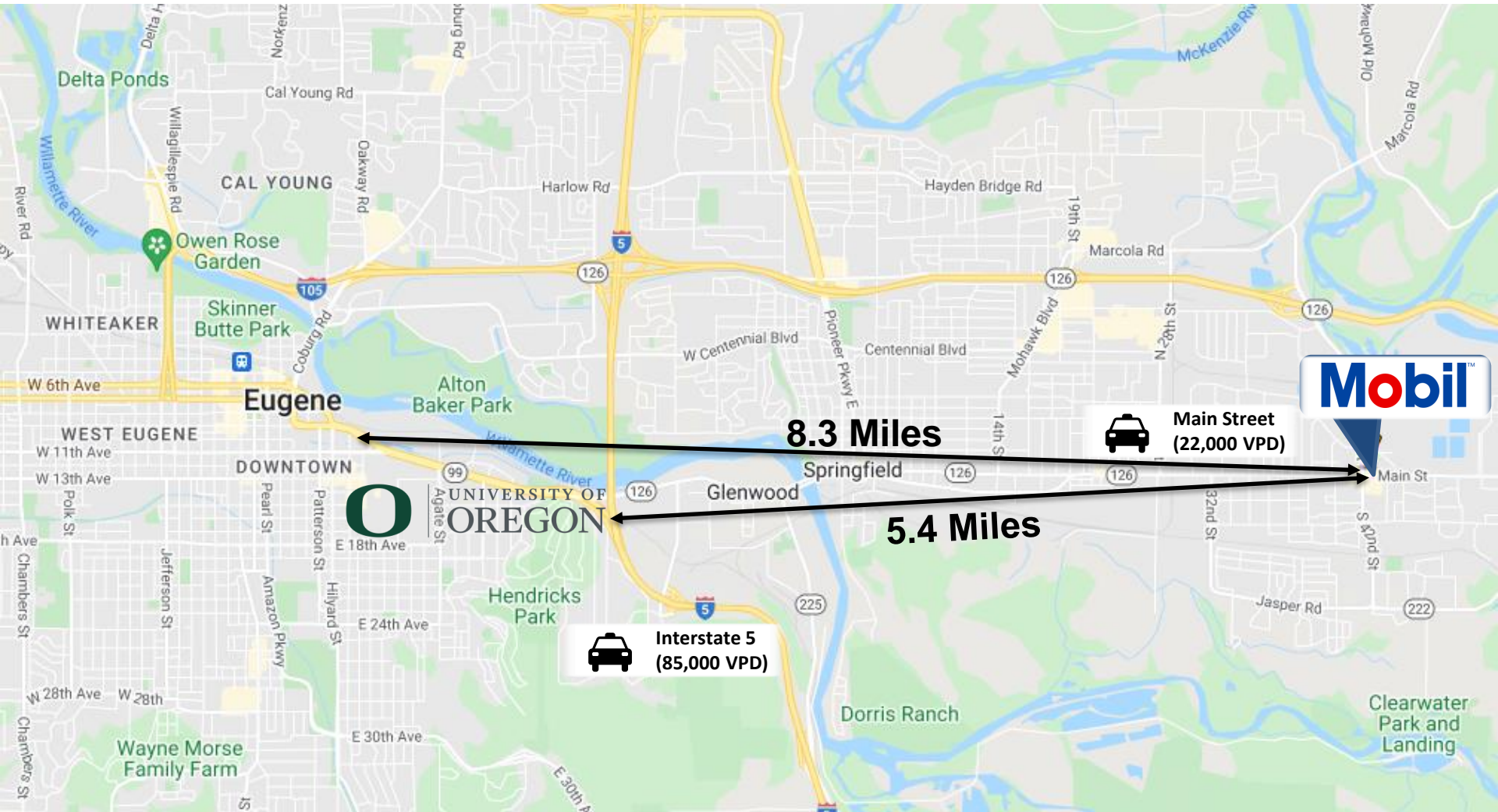


 Main Street
(22,000 VPD)



Regional Overview

4202 Main Street | Springfield, OR 97478



**Main Street
(22,000 VPD)**



**Interstate 5
(85,000 VPD)**

Overview – Springfield, OR

4202 Main Street | Springfield, OR 97478



MARKET OVERVIEW

- ✘ Springfield is home to 65,000+ residents and is adjacent to Eugene, the 3rd most populous city in Oregon. The Eugene-Springfield MSA has grown rapidly in recent years due to its favorable business environment and status as an attractive tourist destination.
- ✘ Main Street is the primary retail corridor in the Springfield, OR market and feeds traffic directly West into downtown Eugene.
- ✘ The University of Oregon is located just 5.4 miles southwest of the subject property and is the main driver of traffic in this market. The University of Oregon has over 24,000 students and more than 2,000 faculty members.

LOCAL DEMOGRAPHICS

	3-Mile	5-Mile	10-Mile
2022 Population	50,708	90,022	259,590
Average Household Income	\$67,479	\$67,505	\$75,791
Annual Population Growth Rate	0.8%	0.8%	0.9%

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