



76 GAS | BUSINESS & RE
1971 Old Edisto Drive, Orangeburg, SC 29115

**Retail
Investment Opportunity**

Offering Memorandum



EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

76 Gas Station

1971 Old Edisto Drive, Orangeburg, SC 29115



INVESTMENT HIGHLIGHTS

Property Highlights

- **Strong Inside Sales Performance** – Average monthly inside sales exceed \$100,000, demonstrating consistent and reliable revenue.
- **Turnkey Convenience Store & Fuel Station** – Situated on ±0.82 acres, this fully operational asset is ready for immediate ownership with stable, day-one cash flow.
- **Efficient ±3,054 SF Facility** – Well-designed layout with ample parking and excellent on-site traffic flow to support both fuel and retail customers.
- **High-Visibility Location** – Positioned along a busy commercial corridor with 25,800+ vehicles per day, providing strong exposure and steady customer traffic.
- **Proximity to Major Universities** – Located within 2 miles of South Carolina State University and Claflin University, offering a built-in customer base of students, faculty, and staff.
- **Fuel Supply Agreement in Place** – Approximately 3 years remaining on the current contract, ensuring near-term pricing stability with flexibility for rebranding or renegotiation at expiration.
- **Flexible Investment Opportunity** – Ideal for an owner-operator or passive investor, with established systems, a loyal customer base, and multiple income streams already in place.





 **Orangeburg Preparatory Schools**
±514 Students

 **Hillcrest Golf Course**
Golf Course

 **MUSC Health - Orangeburg**
±286 Beds

 **Walmart Supercenter**

 **OLLIE'S OUTLET**
Bargain GOOD STUFF CHEAP
 **planet fitness**
 **FOOD LION**

601

 **Orangeburg Country Club**
Golf Course

 **Orangeburg Wilkinson High School**
±1,050 Students

Prince of Orange Mall
 **sears** HOME SERVICES
 **belk**
 **Bath & Body Works**
 **HIBBETT SPORTS**


New Development

 **The Park at Wilkinson**
±120 Homes

±14,800 VPD



South Carolina State University
±3,200 Students

 **piggly wiggly**
Deter Home. Deter 7th. Saver

Subject Property

 **Walmart Neighborhood Market**
HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

 **Clafin University**
±2,000 Students

 **Whittaker Elementary School**
±688 Students

 **MAVIS DISCOUNT TIRE**
 **Hardee's**

±25,800 VPD

301

 **Orangeburg Municipal Airport**
±3 Miles Away

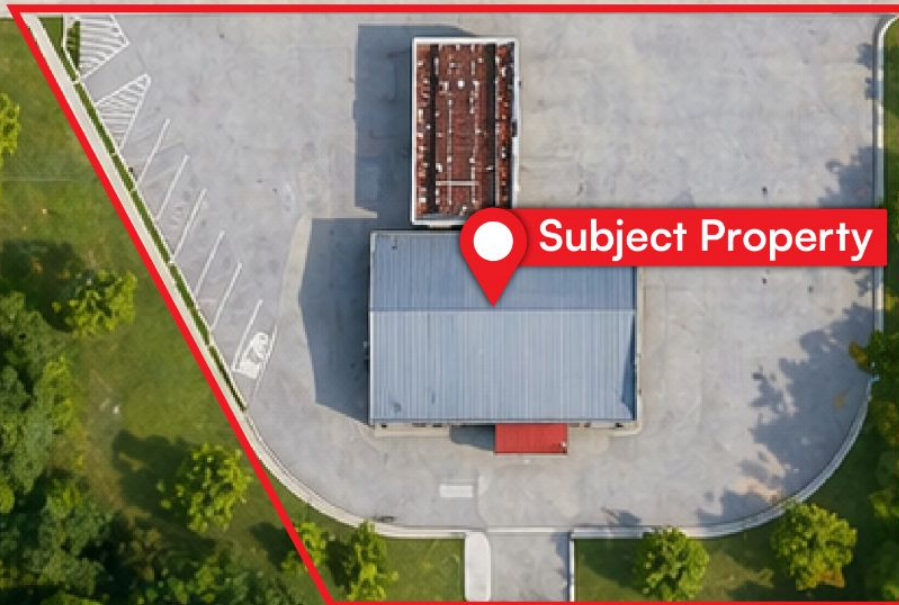
 **SUNSHINE RECYCLING**

21

 **Andrews Subdivision**
±30 Homes



Old Edisto Dr ± 22,700 VPD



Subject Property

1971 Old Edisto Drive
Orangeburg, SC 29115

\$3,400,000

Price

1990/2020

Year Built/Renovated

±22,000

Vehicles Per Day

±3,054 SF

GLA



TENANT SUMMARY

Year Founded
1890

Headquarters
Houston, TX

Ownership Status
Public

Employees
13,000+

Locations
1,800+

Credit Rating
BBB+/Baa1

Annual Revenue
\$140 Billion



Tenant Overview

The 76 gas brand, commonly known as Union 76, is a well-established American gasoline brand with a long history dating back to 1890. Originally part of the Union Oil Company of California (Unocal), the brand became widely recognized for its distinctive orange-and-blue “76” logo and its presence along major highways, especially on the West Coast. Today, 76 is owned by Phillips 66 and operates primarily as a retail gasoline brand supplying fuel to independently owned and franchised service stations.

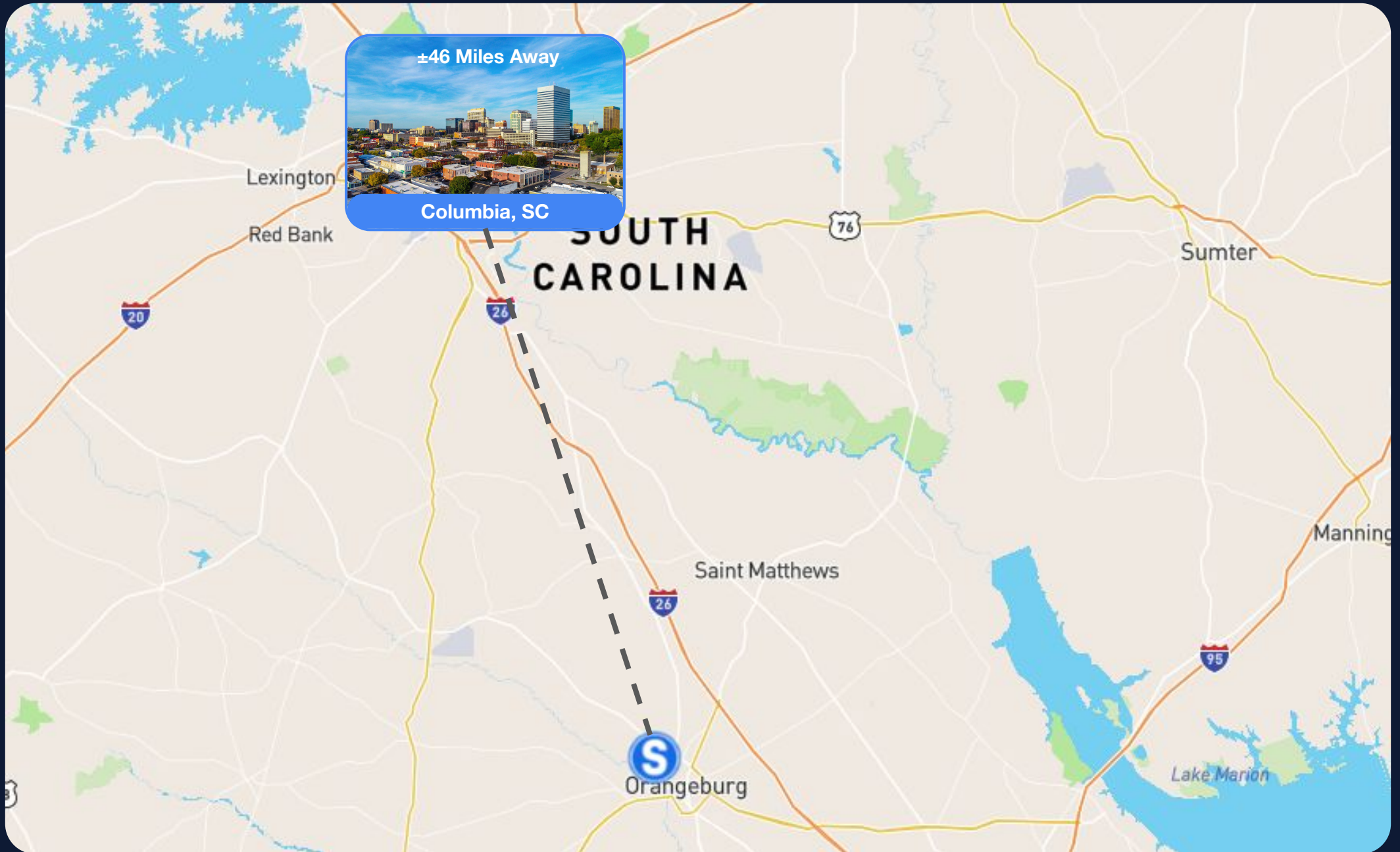
Why Invest in 76 Gas?

- **Financial Resilience:** Backed by parent company Phillips 66, the 76 brand benefits from a strong financial foundation, supported by stable fuel demand and diversified downstream operations that contribute to consistent revenue streams.
- **Extensive Operational Scale:** A wide network of independently owned and franchised stations, particularly across the West Coast, enables broad market coverage and efficient fuel distribution supported by Phillips 66’s refining and logistics infrastructure.
- **Credit Stability with Upside Potential:** As part of Phillips 66, the brand is tied to an investment-grade credit profile, with stability driven by integrated operations and potential upside linked to energy market performance and strategic investments.
- **Growth via Brand Expansion and Modernization:** Continued growth is driven by station rebranding, modernization initiatives, and expansion into high-traffic markets, along with enhancements in fuel technology and customer experience.
- **Strong Brand and Market Position:** The iconic 76 brand is widely recognized for quality fuel and reliability, maintaining a strong position as a trusted provider for everyday consumers, with many locations offering convenient retail and automotive services.

MARKET OVERVIEW

76 Gas Station

1971 Old Edisto Drive, Orangeburg, SC 29115



ORANGEBURG, SC



South Carolina State University

South Carolina State University

Students
3,2000

On Campus Students
1,400

Clafin University

Students
2,000

On Campus Students
1,000

Local Market Overview

Orangeburg, South Carolina is a stable, small-market community anchored by education, healthcare, and regional commerce. Home to South Carolina State University and Claflin University, the area benefits from a consistent student and faculty population that supports rental demand and local business activity. The presence of Regional Medical Center further strengthens the employment base, providing stability across economic cycles.

Orangeburg’s retail market is driven primarily by local demand, supported by a stable population base, two higher education institutions (South Carolina State University and Claflin University), and regional healthcare services. Retail activity is concentrated along key corridors such as Russell Street, Chestnut Street, and areas near Interstate 26, where accessibility and visibility are strongest. Proximity to Interstate 26 continues to support highway-oriented retail, including fuel stations, lodging-adjacent retail, and food service establishments catering to travelers.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	19,067	36,675	49,715
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	6,742	13,936	19,281
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$58,299	\$67,948	\$69,700

COLUMBIA, SC MSA

Total Population
137,000

Annual Visitors
15 Million

Tourism Economic Impact
\$2.5-\$2.8 Billion

GDP
\$50-\$55 Billion

Local Market Overview

Columbia benefits from its role as the state capital of South Carolina and as a strategic hub in the Midlands region. The city's economy is well diversified, with key strengths in government, education, health care, manufacturing, retail, and military presence. Major institutions include the University of South Carolina, Prisma Health, Fort Jackson—the largest U.S. Army basic training installation—and a range of research and innovation centers that support workforce development and regional growth.

Columbia's retail sector serves as a key component of the region's economy, functioning as both a local amenity base and a draw for the broader Midlands area. The market is anchored by a mix of regional shopping destinations, neighborhood centers, and evolving mixed-use districts. Major retail corridors such as Harbison Boulevard—home to Columbiana Centre—and the Two Notch Road and Forest Drive areas provide a concentration of national retailers, dining options, and service-oriented businesses.

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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.

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