

CONFIDENTIAL OFFERING MEMORANDUM

Route 64 Marketplace | Exxon Branded Gas Station & Convenience Store

REAL ESTATE & BUSINESS



Marcus & Millichap

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	Business Operations				

Offering Summary

LIST PRICE

\$1,300,000

PLUS INVENTORY

BUSINESS & REAL ESTATE

INCLUDED

2025 NET OPERATING INCOME

\$142,845

Jan - Jun 2026: \$81,639

PRICE / SF

\$394.41

THE OFFERING

Marcus & Millichap is pleased to present Route 64 Marketplace, an Exxon-branded convenience store and fuel center offered with the real estate and business together. The store anchors an essential-needs retail node on the US-64 corridor east of Asheboro, serving a rural trade area with limited competing fuel and convenience options.

This C-Store is on a clear upward trajectory with Inside Sales having doubled in the last two years and many of the newest pieces of the business in their early innings. A buyer will inherit this upward trajectory rather than a turnaround, with clear opportunities to further increase sales and serve the US-64 corridor.

AT A GLANCE

Property Type	Gas Station / C-Store
Address	6320 Jordan Rd, Ramseur, NC 27316
Interest Offered	Fee Simple + Business
Building Area	3,296 SF
Land Area	0.79 Acres
Year Built / Renovated	2001 / 2015
Fuel Positions (MPDs)	6

Investment Highlights

THE OPPORTUNITY

- Real estate and Business offered together
- Established in-place cash flow
- Fee simple ownership
- Prime Location Between Toyota Battery Manufacturing Plant and Wolfspeed Factory
- 500 Home Development Project Awaiting Approval 2 Miles Away

OPERATING STRENGTHS

- C-Store Merchandise Consists Of Packaged Beverage, Tobacco, Snacks, Beer, and Wine
- Multiple Income Streams From Fuel, Inside Merchandise, Lottery, and Hunts Brothers
- Roadside visibility On US-64 receiving 25,000 VPD
- Services Daily Needs Of Nearby Population, Regional Commuters, and Pass - Through Travel From Raleigh to Asheboro

UPSIDE & FLEXIBILITY

- Turnkey Operation With Hunts Brothers Food Program Just Implemented
- Proven Upward Sales Trajectory With Ownership Doubling Inside Sales In Less Than Two Years
- Hours Can Be Increased To 24 Hours
- Variety of Kitchen Equipment To Add Other Food Programs Like Fried Chicken And Burgers
- Active Food License Under Previous Restaurant (Ini Burger)

Property Overview



PROPERTY DETAIL

Fuel Brand	Exxon
County	Randolph County
Land Area	0.79 Acres
Building Area	3,296 SF
Year Built / Renovated	2001 / 2015
Restaurant	Hunts Brothers Pizza
Fuel Dispensers	6 MPDs / 12 Fueling Positions
Underground Storage Tanks	2 Tanks, 12k Gallons Each, Installed 2000

Wolfspeed

SECTION 03

Siler City

Proposed 500 Home
Development

Ramseur Elementary
School

BP/McDonald's

Ramseur Wesleyan Church

ABC Store

Walgreens

Piedmont Furniture Ind Inc
& CTC Furniture Inc

DOLLAR
GENERAL

Toyota Plant
~15 miles

Route 64 Marketplace

US-64 — 25,000 VPD

L & A Furniture
Manufacturing

Asheboro

Aerial view - US-64 corridor & surrounding trade area

05

SECTION 03



North Carolina Zoo

Tower Components Inc

Holts Tire &
Automotive

Asheboro

Shell/Quality Mart

Deep River Haven
Trailer Park

Truck Parking Club

Route 64 Marketplace

Us-64 - 25,000 VPD

L & A Furniture
Manufacturing

Aerial view - US-64 corridor & surrounding trade area

Property Photos



Property Photos (cont.)

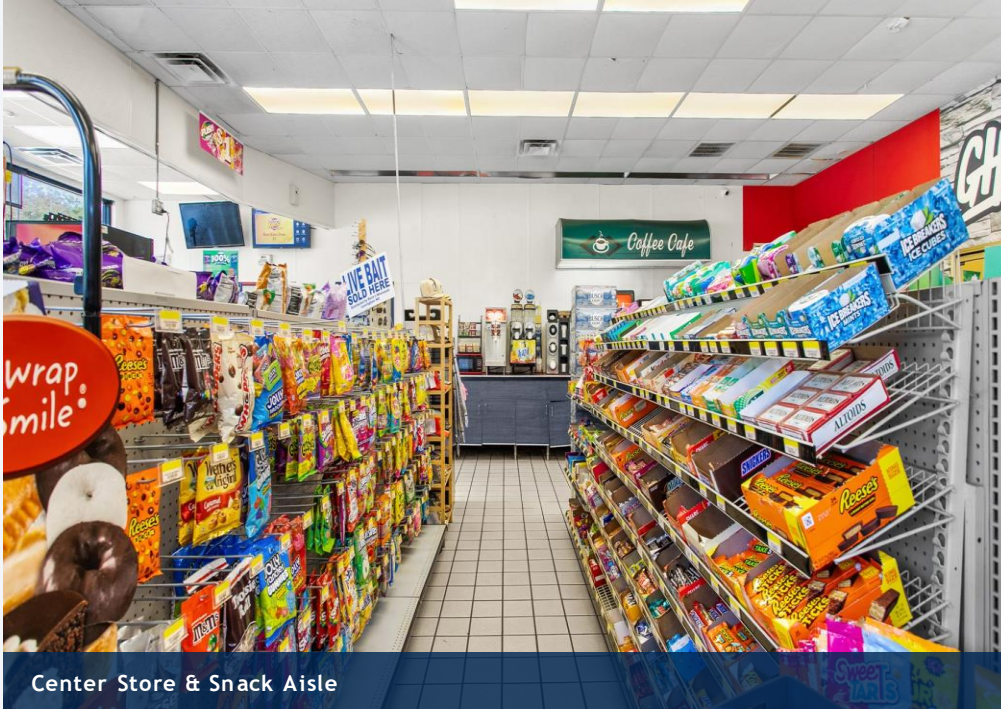


Fuel Court & Dispensers



Fuel Signage

Property Photos (cont.)



Center Store & Snack Aisle



C-Store Interior



C-Store Interior

Property Photos (cont.)



Coolers & Beverage Wall



Packaged Beverage & Coolers

Property Photos (cont.)



Property Photos (cont.)



Commercial Kitchen & Hood System



Fryer & Griddle Cook Line

Property Photos (cont.)



Prep Area & Convection Oven



Back-of-House Storage & Pizza Prep

Property Photos (cont.)



Drive-Thru Lane & Menu Boards



Drive-Thru Window & Order Station

Business Operations

FUEL

Fuel Agreement	Rack + \$0.01
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Fuel Supplier	Erwin Oil
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Fuel Agreement Expiration	2034
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2025 Gallons	369,000
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Jan 2026 - Jun 2026 Gallons	156,000
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ROFR	Erwin Oil, 30 days
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INSIDE SALES

2025 Inside	\$409,898
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Jan 2026 - Jun 2026 Inside	\$235,846
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2025 Lottery Commission	\$17,356.96
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2026 Lottery Commission	\$11,622.75
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Hunts Brothers Pizza	Added August 2026
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Market Overview — Piedmont Triad

Known as the Piedmont Triad, the Greensboro/Winston-Salem/High Point market spans 10 counties and is connected by Interstates 40 and 85 and Piedmont Triad International Airport.

A long-established manufacturing and transportation hub for the Southeast, the metro holds roughly 1.7 million people and is expected to add more than 40,000 residents over the next five years.

Gross metro product is forecast to outpace U.S. GDP this year, with growth broadening beyond textiles, tobacco and furniture into technology, biotechnology and retail.

METRO POPULATION

1.7M

5-YR GROWTH

+40,000

COUNTIES

10

GREENSBORO POP.

302,000



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Moody's Analytics; U.S. Census Bureau.

MARKET ACCESS

Interstates 40 and 85 · Piedmont Triad International Airport · U.S. 220 / I-73 corridor to Randolph County

Economy & Employment

The Triad has diversified beyond its manufacturing roots into technology and biotechnology, supported by research parks such as the Innovation Quarter in Winston-Salem.

FedEx, Volvo Trucks and Honda Aircraft Company all run large local operations, and Honda Aircraft is expected to expand its Greensboro facility – continuing to add high-paying jobs to a growing population.

Gross metro product is forecast to grow faster than U.S. GDP this year.



TRADE & TRANSPORT

22%

MANUFACTURING

13%

EDUCATION & HEALTH

15%

PROFESSIONAL SERVICES

13%

MAJOR AREA EMPLOYERS

Volvo Trucks North America · Gildan · Novant Health · PepsiCo · Wake Forest University Health Sciences · The Fresh Market · Krispy Kreme · High Point Regional Health

Demographics & Quality of Life

Winston-Salem is expected to grow faster than Greensboro over the next five years. A median home price more than \$100,000 below the U.S. level allows 65 percent of households to own their homes.

About 29 percent of residents hold a bachelor's degree or higher; among those, 10 percent have also earned a graduate or professional degree.

Arts, sports and education anchor quality of life across all three cities, from the Tanger Center and Reynolda House to the Winston-Salem Dash and Greensboro Swarm.



Population and income growth projected 2025-2030; U.S. median income \$78,200.

2026 POPULATION

1.8M

2026 HOUSEHOLDS

727K

MEDIAN AGE

40

MEDIAN HH INCOME

\$69,000

EDUCATION, ARTS & SPORTS

Wake Forest • UNC Greensboro • NC A&T • Winston-Salem State • High Point University • UNC School of the Arts • Tanger Center • Reynolda House • Winston-Salem Dash • Greensboro Swarm

Demographics

DEMOGRAPHIC PROFILE

	1 MILE	3 MILES	5 MILES
POPULATION			
2030 Projection	1,725	6,557	12,289
2025 Estimate	1,732	6,576	12,321
2020 Census	1,752	6,633	12,501
HOUSEHOLDS			
2030 Projection	666	2,545	4,902
2025 Estimate	665	2,537	4,881
2020 Census	662	2,519	4,837
HOUSING			
Median Home Value	\$126,754	\$152,688	\$163,581

	1 MILE	3 MILES	5 MILES
HOUSEHOLD INCOME			
Average	\$65,380	\$66,158	\$66,801
Median	\$46,385	\$54,081	\$55,080
Per Capita	\$26,157	\$26,004	\$26,537
EMPLOYMENT			
2025 Daytime Population	1,600	5,324	8,548
2025 Unemployment	2.22%	2.09%	2.40%
Avg. Commute (Min.)	27	29	28
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	0.93%	0.73%	1.08%
Some College (13-15)	44.41%	49.70%	48.74%
Associate Degree Only	15.28%	12.44%	14.20%
Bachelor's Degree Only	8.97%	7.94%	8.46%
Graduate Degree	10.68%	10.50%	10.69%

Marcus & Millichap

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