

9315 RHODY DRIVE

CHIMACUM, WA 98325



- The property sits along Rhody Drive, also known as State Route 19, just a minute east from Chimacum High School
- The site/business provides an investor/operator with a gas station, C-Store, feed, lawn and garden, and pet supply store, providing Chimacum community with an essential hub of retail required on a daily basis
- The opportunity boasts strong fuel and C-Store revenues and an exceptionally high gross profit margin highlighting the opportunity and the need in this small rural community
- Chimacum is located in the center of the primary agricultural area of the eastern Olympic Peninsula

Branding is not included in the sale. Cenex branding is subject to CHS Inc. approval and entering in a branding agreement.

PROPERTY OVERVIEW



PROPERTY ADDRESS

9315 Rhody Drive,
Chimacum, WA 98325



PARCEL NUMBERS

901142036



PARCEL SIZE

0.42 Acres / 18,200 SF



BUILDING SIZE

6,400 SF



ATM

No, but could be a potential
revenue opportunity



ESPRESSO

No, possibility to add an espresso
stand on the lot



DESCRIPTION OF EXISTING BUSINESS

- Fuel Types: unleaded gas, premium, diesel, possibly ethanol-free premium fuels
- Propane Services: Propane filling/delivery
- Kerosene: Yes
- Supplied: Pet supplies/animal feed products, garden supplies, hardware, agricultural, and farm products
- 24 Hour Fuel
- Store Hours:
Monday – Friday: 8:00 AM – 6:00 PM
Saturday: 8:00 AM – 5:00 PM
Sunday: Closed



ASKING PRICE

\$3,700,000



AVG GASOLINE VOLUME/MONTH

50,726 Gallons/Month



FUEL MARGIN

15% - \$0.68/Gallon



AVERAGE C-STORE SALES/MONTH

\$144,796.50



C-STORE/FEED STORE MARGIN

29.95%



ANNUAL GROSS PROFIT (2024)

\$923,053

PROPERTY PHOTOS



AERIAL

19

RHODY DRIVE

**9315 RHODY DRIVE
PARCEL #: 901142036
PARCEL SIZE: 0.42 ACRES/
18,200 SF**

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19



LOCATION OVERVIEW

19

ANDERSON LAKE RD



9315 RHODY DRIVE
CHIMACUM, WA 98325



CHIMACUM

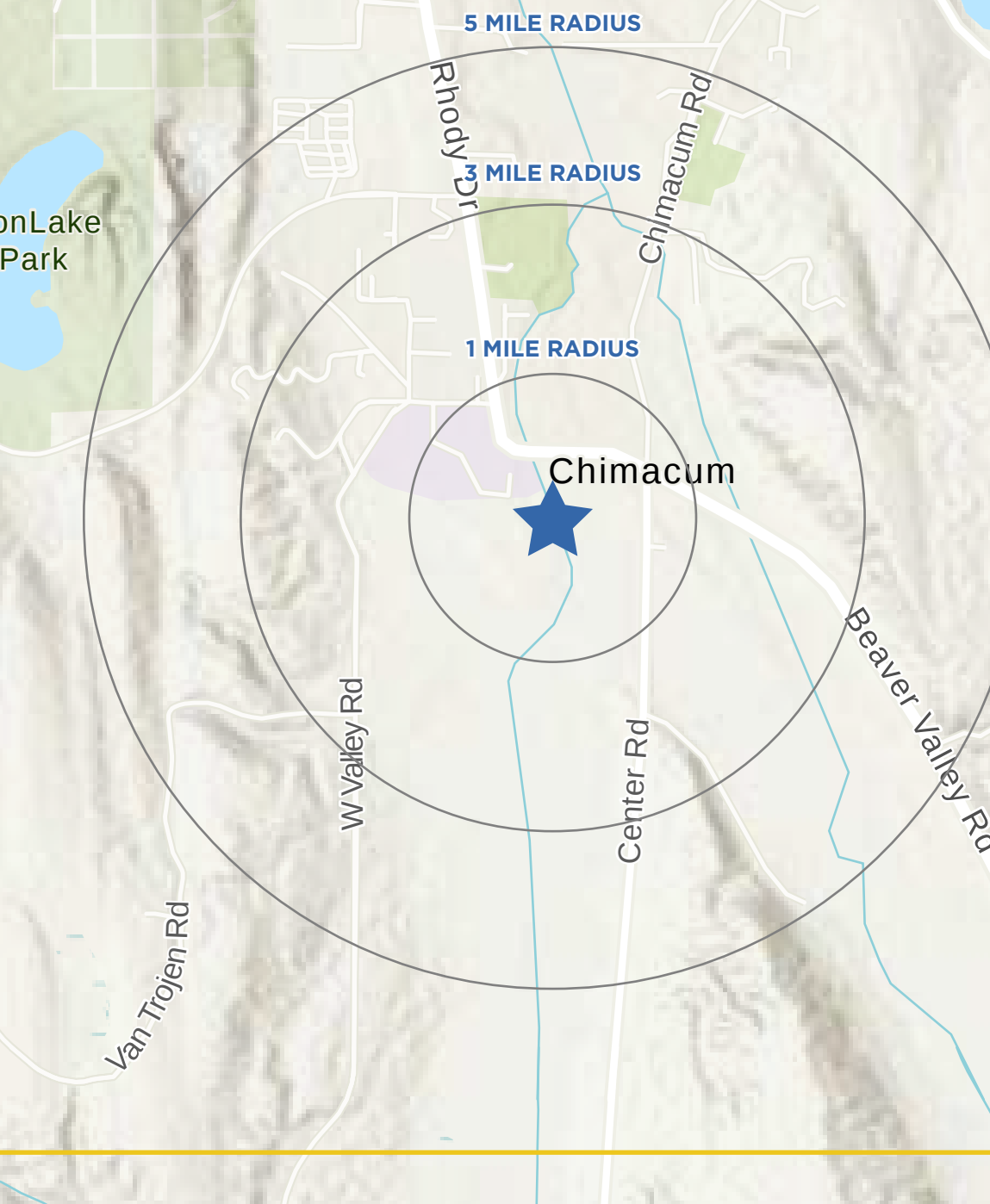
19



DEMOGRAPHICS

L6

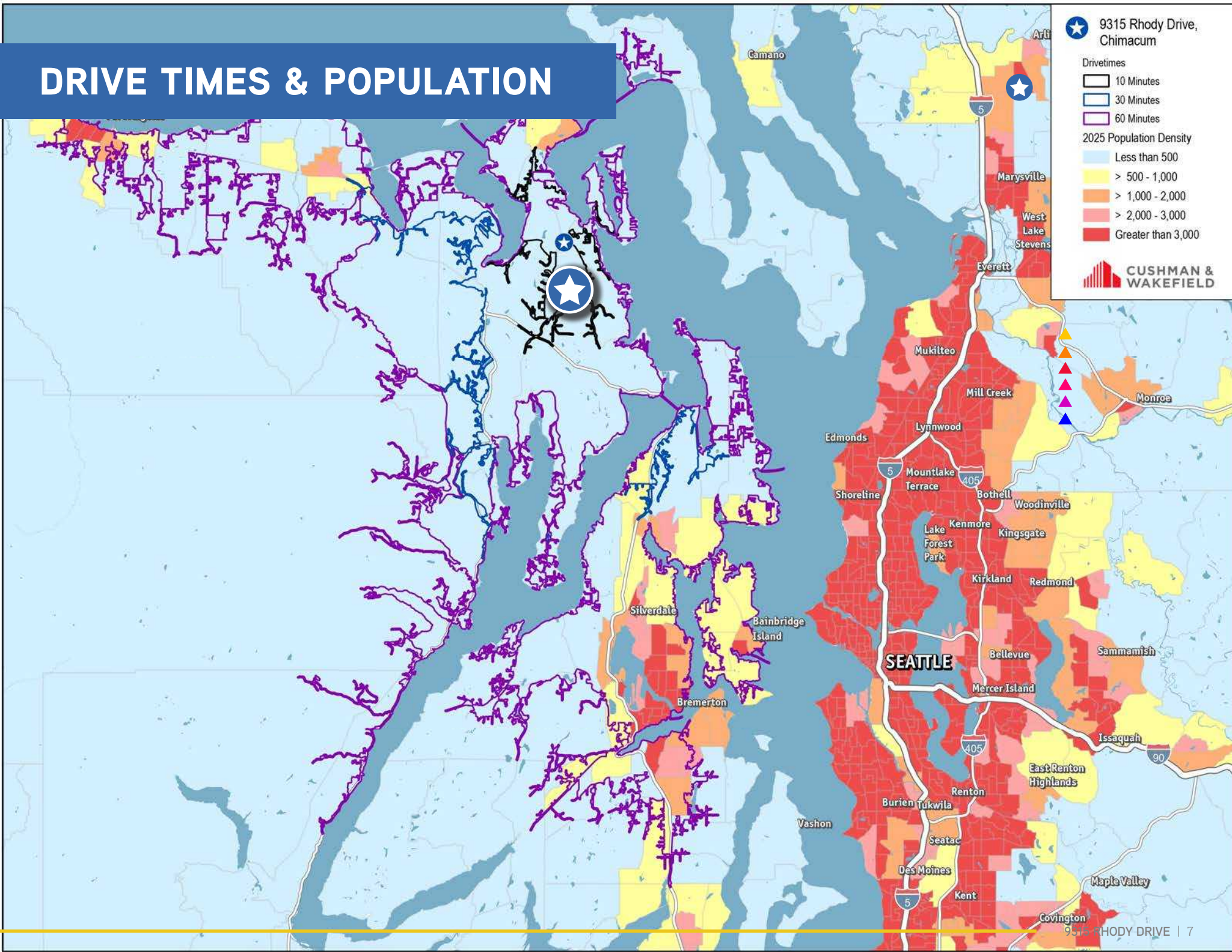
LionsClubPark



Population & Households	1 Mile	3 Mile	5 Mile
2025 Total Population	12,934	71,579	114,626
Est. 2030 Total Population	13,399	74,190	118,567
Median Age	39.9	34.7	36.4
2025 Households	5,983	31,152	48,844
Median Home Value 2025	\$640,436	\$648,727	\$693,614
Owner Occupied Housing Units	40.5%	39.4%	47.0%
Renter Occupied Housing Units	55.6%	55.9%	48.2%
Vacant Housing Units	3.8%	4.7%	4.7%

Business & Employees	1 Mile	3 Mile	5 Mile
Avg Household Income	\$86,004	\$87,288	\$101,932
Workers	14,236	57,658	70,076
Residents	6,119	35,547	57,888
White Collar	57.2%	57.0%	60.9%
Blue Collar	20.8%	19.5%	18.7%

DRIVE TIMES & POPULATION

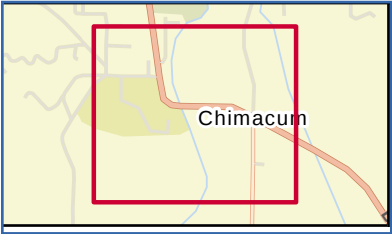
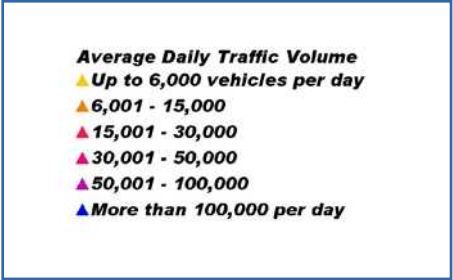
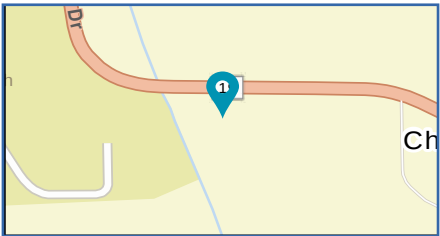
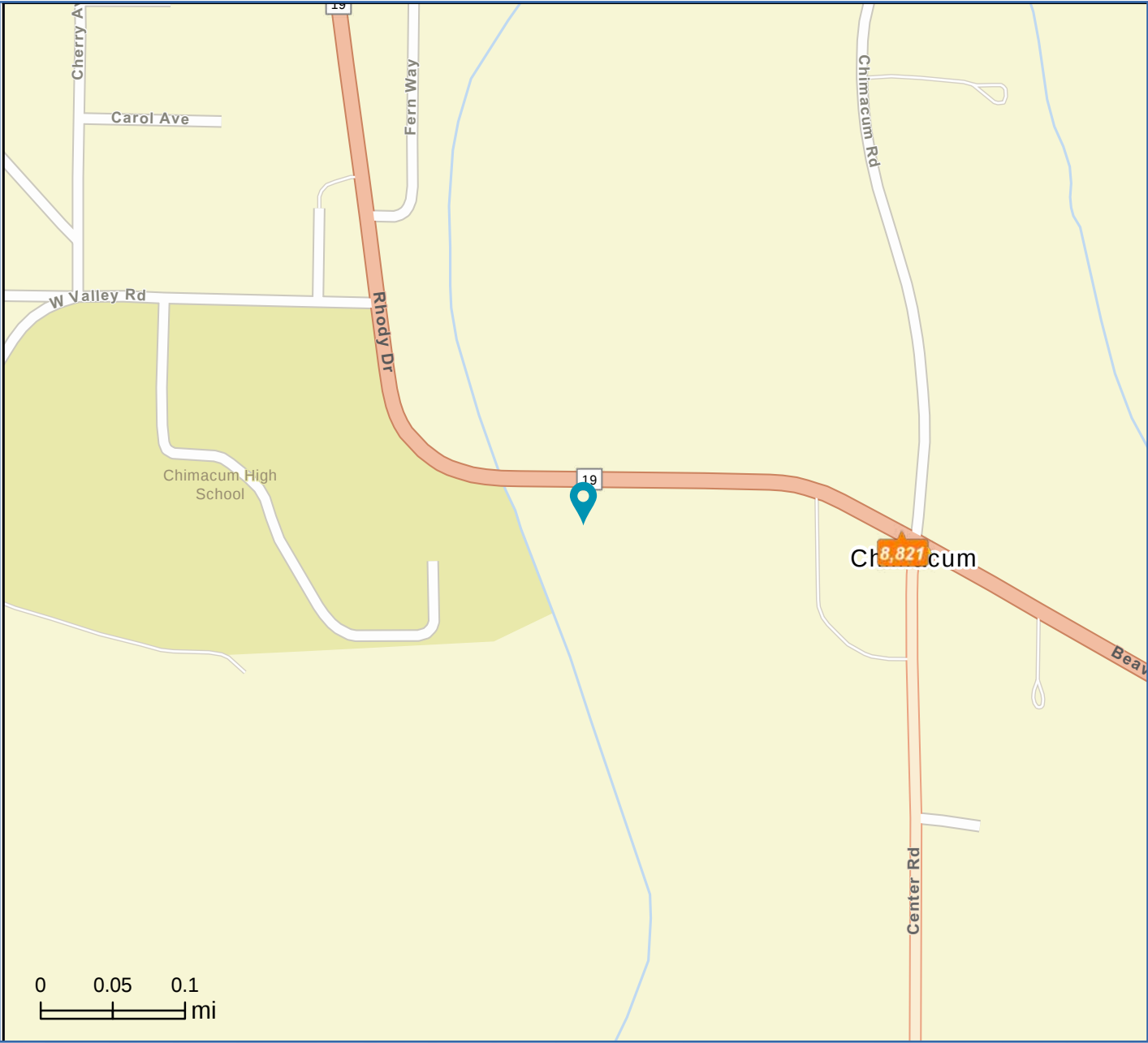


★ 9315 Rhody Drive, Chimacum

- Drivetimes
- 10 Minutes
 - 30 Minutes
 - 60 Minutes
- 2025 Population Density
- Less than 500
 - > 500 - 1,000
 - > 1,000 - 2,000
 - > 2,000 - 3,000
 - Greater than 3,000

CUSHMAN & WAKEFIELD

TRAFFIC COUNTS



9315 RHODY DRIVE

CHIMACUM, WA 98325



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