



THE NET LEASE GROUP

REFUEL PAWLEY'S ISLAND

9481 Ocean Highway, Pawleys Island, SC

Investment Sale Offering

The Net Lease Group is pleased to exclusively offer for sale the fee simple interest in a freestanding convenience store and fueling station (the "Property") that is 100%, absolute triple net (NNN) leased to one of the fastest growing convenience store operators in the southeast, Refuel. The Property is located just a 90 minutes northwest of Charleston and 45 minutes southeast of Myrtle Beach.

The newly constructed fueling station and convenience store sits on a 2.55-acre parcel on Oceans Highway (Highway 17), providing maximum visibility to more than 32,850 cars each day. Pawley's Island, located in Georgetown, South Carolina, attracts residents and visitors year-round with its diverse economy and its proximity to both Charleston and Myrtle Beach, South Carolina, as two of the biggest tourist destinations in the state and on the Atlantic Coast.

The Property is 100% absolute triple net (NNN) leased to Refuel Operating Company, LLC and is guaranteed by the parent, FR Refuel LLC. The lease has an initial term of 20 years, with five (5) 5-year renewal options. With a starting rent of approximately \$400,587 both the initial term and option periods have 10% every 5 years.



Deal Highlights

**High-Growth
Market**

**Well Capitalized &
Experienced Tenant**

**New State-of-the-art
Construction**

**Absolute NNN
Lease**

**Strong Traffic &
Visibility**



[Request More Information](#)



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