

\$1,894,550 - 5 Lane Street, Yemassee

MLS #191968

\$1,894,550

Bedroom, Bathroom,
Commercial Sale on 1.20 Acres

Other Adj Co., Yemassee, SC

Convenience Store and Gas Station for Sale -
Move-In Ready

This exceptionally located property is available for sale on Exit 38 of I-95 in Yemassee, SC. With high visibility, easy access, and a steady flow of interstate traffic, this location is ideal for capturing both local and transient traffic. Whether you are seeking to expand a retail portfolio, establish a flagship location, or enter a thriving business, 5 Lane Street offers the visibility and versatility your venture needs.

One of the property's most compelling attributes is its strategic location. Exit 38 of Interstate 95 is a major ingress and egress point for travelers heading north or south along the East Coast, as well as for the local Yemassee population. The property enjoys easy access from the interstate and Convenience Store and Gas Station for Sale - Move-In Ready

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attributes is its strategic location. Exit 38 of Interstate 95 is a major ingress and egress point for travelers heading north or south along the East Coast, as well as for the local Yemassee population. The property enjoys easy access from the interstate and benefits from substantial daily vehicular traffic. The immediate area is a well-known stopover point for tourists, commuters, and long-haul drivers, ensuring a steady stream of potential customers year-round.

The lot allows for easy road access, accommodating cars, trucks, and larger vehicles such as RVs and delivery vans. Clear signage and prominent placement make this property stand out to passing motorists.

The convenience store has a generous 5,413 square feet, offering expansive interior space that is flexible for a variety of retail configurations. The open floor plan allows for creative merchandising and the ability to tailor the space to your specific business needs, including food and beverage services.

Current tenant is in the process of moving out.

Essential Information

MLS #	191968
Price	\$1,894,550
Acres	1.20
Type	Commercial Sale
Sub-Type	Commercial
Status	Active

Community Information

Address	5 Lane Street
Area	Adjacent Counties
Subdivision	Other Adj Co.

City	Yemassee
County	Hampton
State	SC
Zip Code	29945

Additional Information

Zoning	Commercial
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Listing Details

Listing Agent	Luiz T Yamashita
Listing Office	Dunes Commercial Properties

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