

# Gas Station and Convenience Site Checklist

## Before buying, leasing, or expanding a roadside or neighborhood site

Use this checklist before treating a gas station, convenience store, small grocery, or deli site as a good opportunity. The key question is whether access, visibility, nearby competition, daily-trip demand, and due-diligence risks support the price or lease commitment.

### Best for

Gas station buyers, convenience stores, small groceries, delis, business brokers, SBA advisors, and acquisition teams.

### Quick checks before you fall in love with the space

- Can drivers or neighborhood customers enter and exit easily?
- Is visibility strong enough for the type of trip the business depends on?
- Are nearby fuel, grocery, convenience, deli, and quick-service competitors manageable?
- Which acquisition, lease, environmental, and field checks must happen before commitment?

### Decision questions

| Question                                         | Why it matters                                                                                                                               | Write notes here |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| What customer trip does the site capture?        | Commuter fuel stops, neighborhood convenience, lunch trips, grocery fill-ins, and delivery/pickup all depend on different location patterns. |                  |
| How easy are turns, entry, exit, and parking?    | A site can look visible but lose customers if access is awkward, unsafe, or inconvenient during busy periods.                                |                  |
| Which nearby competitors serve the same trip?    | Fuel, convenience, quick-service food, delis, supermarkets, and pharmacies can all compete for the same daily purchase occasion.             |                  |
| Does the surrounding area support repeat demand? | Residential density, employment, schools, routes, and nearby anchors can matter more than one-time drive-by traffic.                         |                  |
| What due diligence is outside a map memo?        | Environmental, tank, zoning, lease, financial, legal, inspection, and lender requirements require separate professional review.              |                  |

### Next steps

- Collect the address, listing, seller materials, lease terms, known competitors, and target business model.
- Use a custom memo when the decision involves acquisition price, financing, lease term, buildout, or a second site.
- Do not rely on location analysis alone for environmental, financial, legal, or property-condition decisions.

This free checklist is for early screening only. It does not replace a full location report, legal advice, financial underwriting, required approvals, lease review, or field inspection. For a custom map-backed memo, contact [hello@geointelworks.com](mailto:hello@geointelworks.com) or visit [geointelworks.com](https://geointelworks.com).