

CAR WASH
FOR SALE

109 RED BANK ROAD
GOOSE CREEK, SC



Business and Real Estate | Entrance to Avalon Point | 1.64 Acres | 20,700 VPD

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property.

Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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109 RED BANK ROAD GOOSE CREEK, SC

PRICE	\$2,150,000
LOT SIZE	1.64 Acres
YEAR BUILT	2003
TMS	244-09-02-009
MUNICIPALITY	City of Goose Creek
ZONING	GC (General Commercial) Red Bank Overlay
FINANCIALS	Available upon request with NDA

- 2 automated car wash
- 4 self-serve bays
- Ice Vending
- 20,900 VPD
- Entrance to Avalon Point
(142 Units)

PROPOSED MASTER PLAN FOR AVALON POINT



FIXED ASSETT DETAILS

- (2x) Laser 360 PLUS with on board dryers - includes... *Corrosion-Resistant Bridge & Trolley, SST Wall Mounts, Anodized Aluminum Rails, Virtual Treadle, System Stop Button, Electrical Control Panels, LED In-Bay Signs, Pump Station with water tank, soap systems, and undercarriage system with sensors.*
- (2x) Unitec Wash Select II POS
- Air Compressor - 80 gal, 7 hp Ingersoll Rand
- (October 2025) Four Bay Endura Jet Gold Pump Station with all associated pumps, tanks, lines, valves, etc...
- Self Serve Triple Foam soap stand with associated pumps, hoses, etc...
- (4x) Self-Serve in-bay equipment including coin box, card reader, bill acceptor, wands, brushes, hoses, booms, signage, etc...
- Kleen-Rite Vending Machine (Kleen-view vendor, item number MV29310)
- (October 2025) Wash World RO system (4800 gpd) with associated pumps, tank, etc...
- Dual American Changer change machine with associated bill acceptors and coin hoppers.
- 30hp Central Vac system with all associated stanchions, canisters, hoses, etc...
- Ice House America - Ice Vending Kiosk with all associated motors, payment options, card reader, signage, etc...
- ADT Camera system with all associated cameras and hardware.
- Coin Operated Air Machine (Brand new in box, not currently installed)



AERIAL



Habitat for Humanity

New Avalon Point
142 Planned Units

Howe Hall AIMS
Elementary

Mount Holly
Elementary
School

Goose Creek
High School

New Beazer Homes
The Oaks

SITE



Goose Creek
Elementary



West View
Elementary
School



West View
Primary
School



Image © 2025 Airbus

VICINITY

 12 Miles to Downtown Summerville, SC

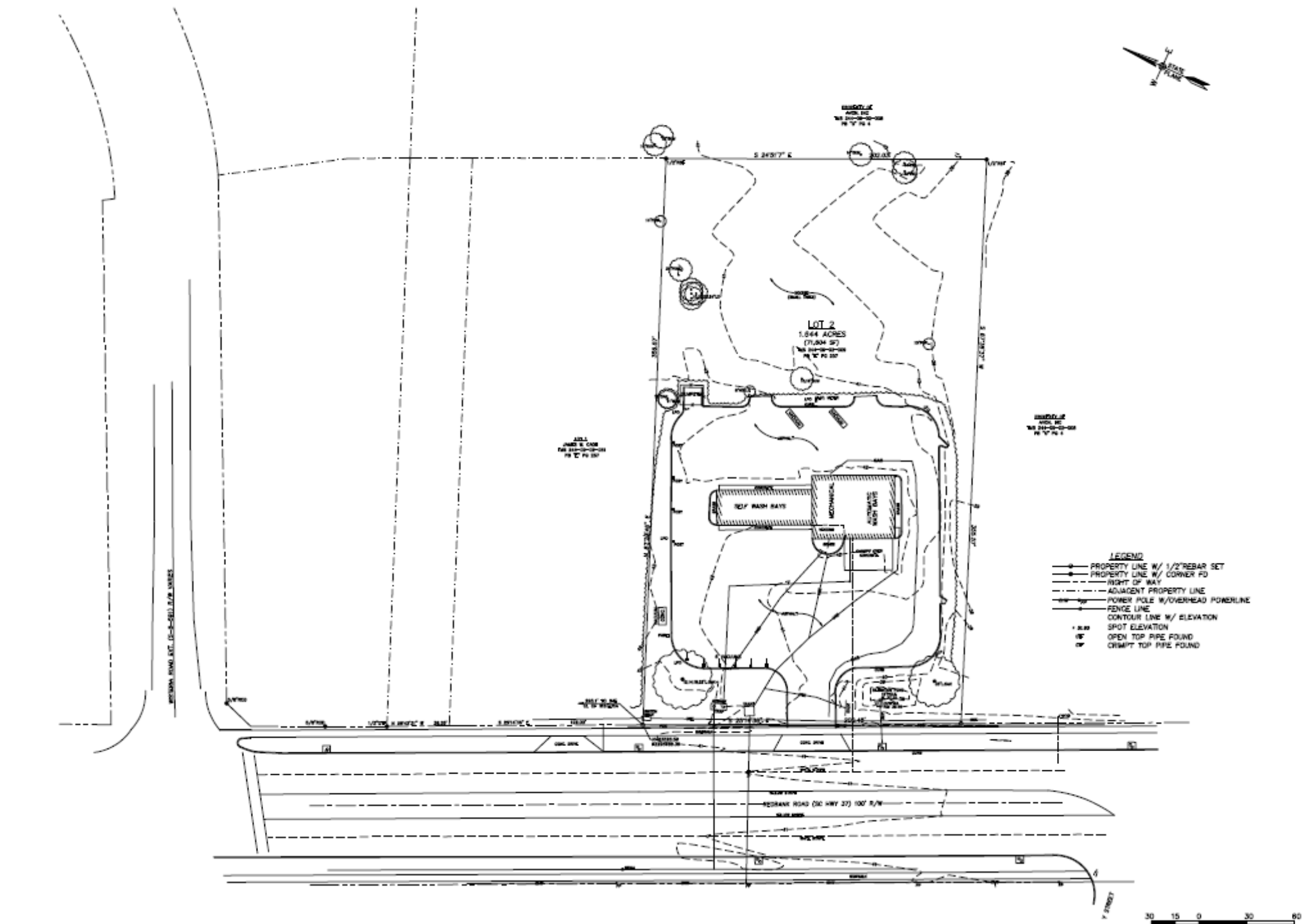
 11 Miles to Charleston International Airports

 17 Miles to Downtown Charleston

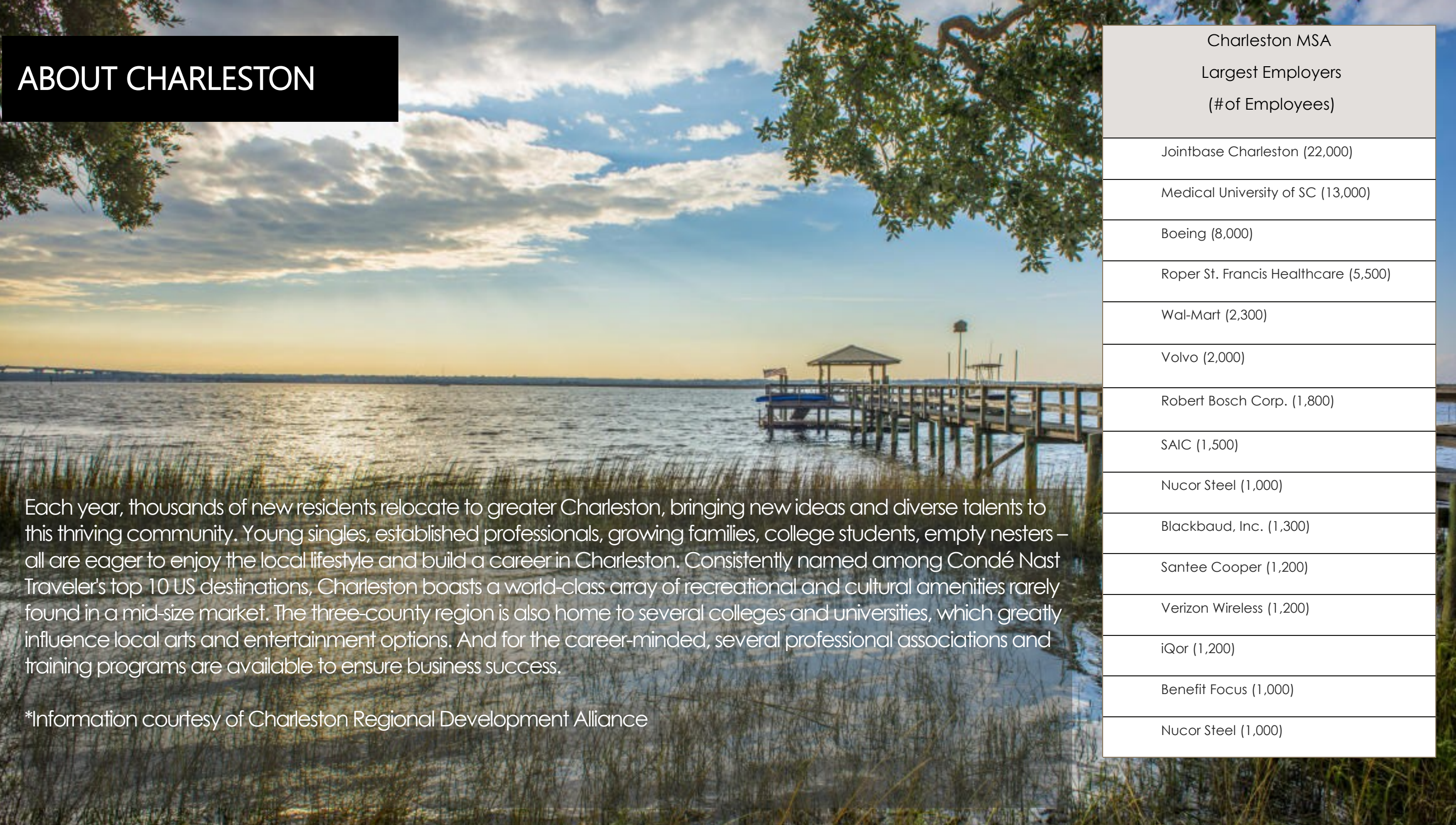
DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	5,926	68,905	122,711
Population Growth (2024-2029)	16.18%	14.31%	13.97%
2024 Average HH Income	\$89,046	\$86,375	\$82,259
Daytime Employments	3,376	19,711	40,378
Households (2024)	2,329	25,632	45,823
Traffic Count	20,700 VPD (Red Bank Road)		





<div>SURVEYOR</div> <div>JOSEPH O. EELMAN, PLS</div> <div>1933 CHESTNUT OAK LANE</div> <div>CHARLESTON, SC 29414</div> <div>(843) 478-3937</div>	<div>OWNERS</div> <div>PERGEE PROPERTIES, LLC</div> <div>PO BOX 248</div> <div>MT PLEASANT, SC 29485</div> <div>PHONE: (843) 555-1772</div>	<div>TITLE</div> <div>EXISTING SITE</div> <div>SURVEY</div>	DESIGNED:				SCALE:	1" = 30'	CONTRACT NO.	18-041		
			DRAWN:						DATE:	AUG. 11, 2018	SHEET	1 OF 1
			CHECKED:									
			APPROVED:									



ABOUT CHARLESTON

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler's top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

*Information courtesy of Charleston Regional Development Alliance

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (8,000)
Roper St. Francis Healthcare (5,500)
Wal-Mart (2,300)
Volvo (2,000)
Robert Bosch Corp. (1,800)
SAIC (1,500)
Nucor Steel (1,000)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)

ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail
- Four major commercial airports in addition to 50 municipal airports
- Four ports, two of which are inland: the Port of Charleston, which has five terminals and has received worldwide recognition for its innovative design and productivity; the Port of Georgetown, which includes specialty cargo-handling facilities; and the inland ports in Greer and Dillon, which connect South Carolina to the majority of the East Coast via I-85 and I-95.

HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth place in 2018 under "Best States for Business."
- South Carolina is a right-to-work state with one of the lowest unionization rates in the nation.
- 3rd Fastest growing state in the US in 2022 according to the US Census.

You won't find a more hospitable or business-friendly climate than South Carolina.

For more information contact:

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