



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Newark, DE! This Property features a fully stabilized 5,000 sf clear span flex building occupied by the long-tenured Jack's Kickboxing Gym in addition to a 3,100 sf +/- car wash complete with six (6) self-serve bays and one (1) tunnel. Situated directly on the heavily traveled Old Baltimore Pike and in close proximity to I-95, the property's prime visibility and premium location further enhance its investment appeal. Excellent opportunity for an investor or owner-user seeking a profitable car wash with value-add potential in addition to existing stabilized income.

PROPERTY DETAILS

- **Total Building SF:** 8,100 SF total
 - > Flex Building: 5,000 SF
 - > Car Wash: 3,100 SF
- **Asking Price:** \$2,450,000.00
- **Existing Annual Rental Income**
 - > **Jack's Kickboxing Gym (5,000 SF):** \$49,999.92
 - > **Billboard:** \$5,631.80 (15% increases every 5 years - next in 2029)
- **Acreage:** 1.46 acres
- **Zoning:** Industrial (I)
- **Traffic Counts:** 15,461 AADT

PROPERTY HIGHLIGHTS

- Car wash is owned and operated by owner of real estate
- Ample parking
- Entrance in close proximity to Old Baltimore Pike
- Jack's Kickboxing Gym: NNN lease. Tenant is responsible for RE taxes, Insurance, and CAM pass-throughs

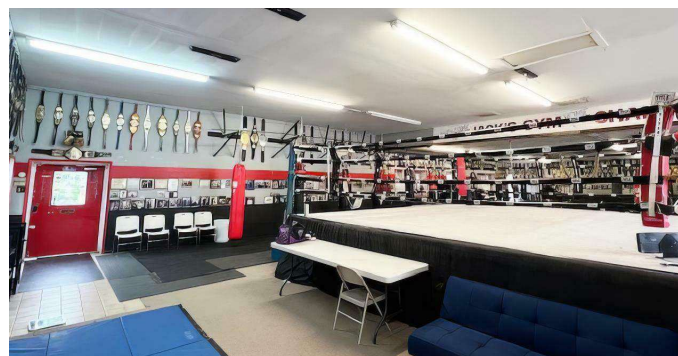
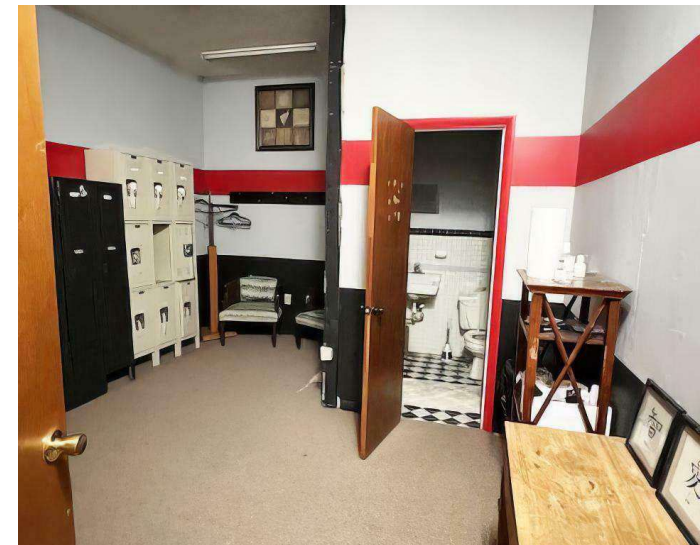
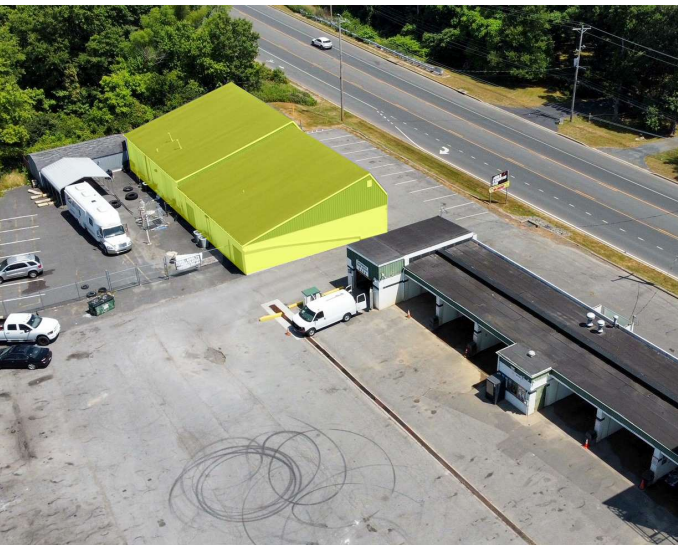
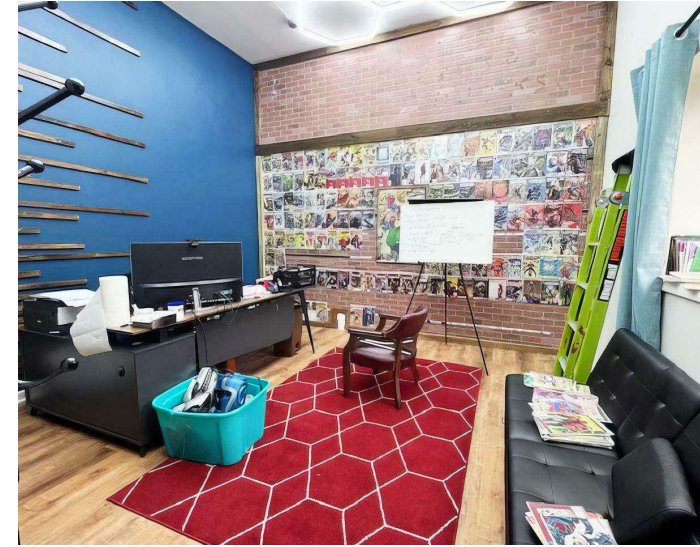


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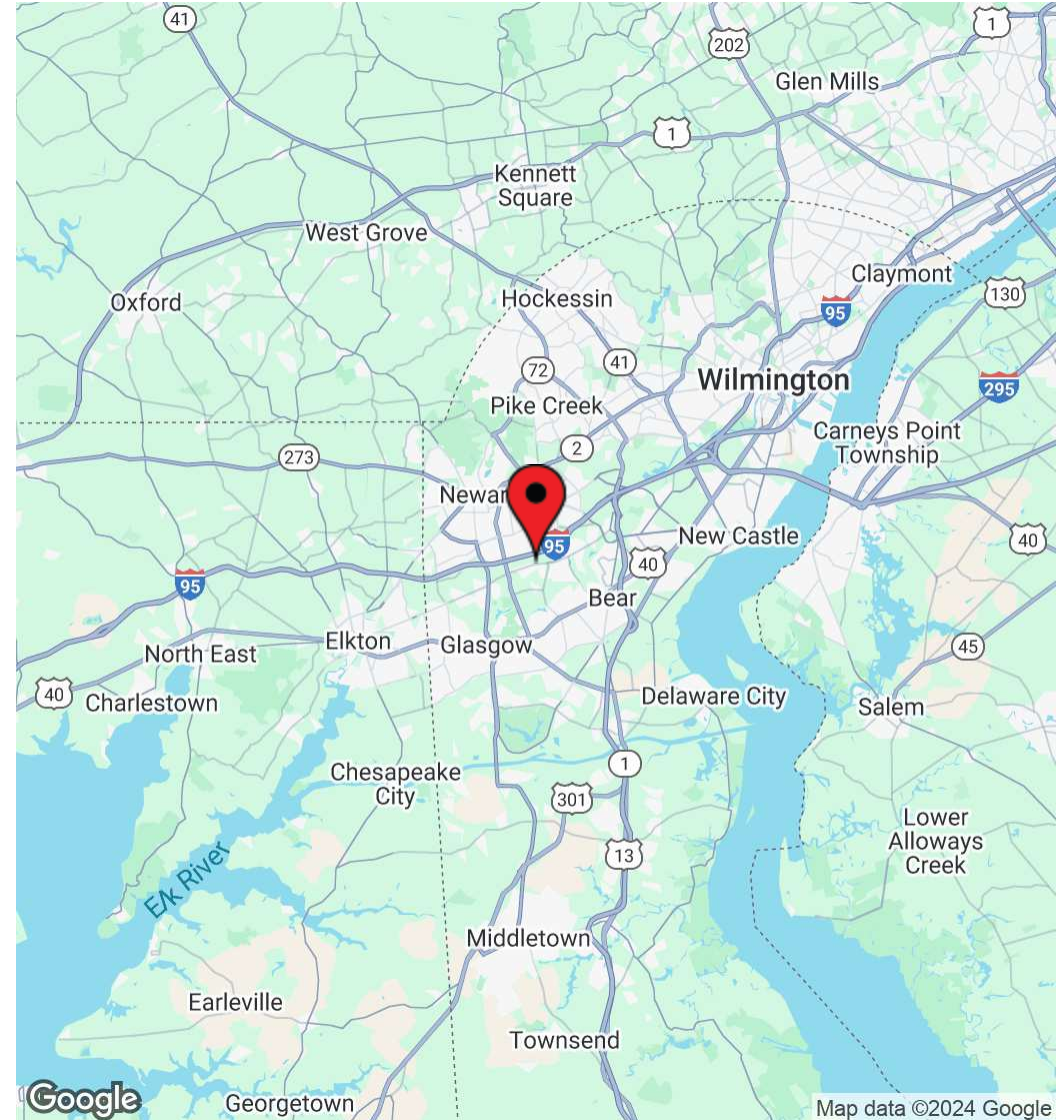
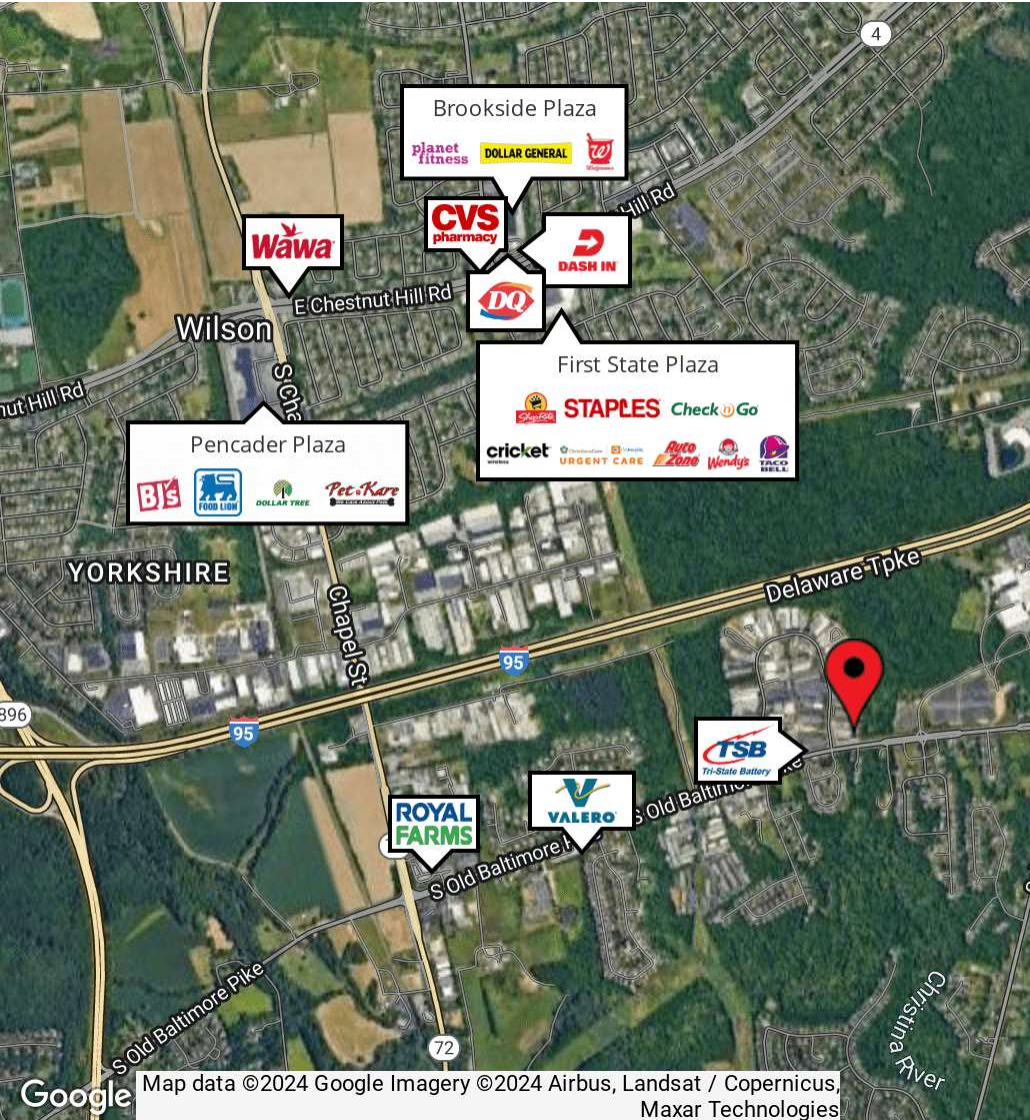


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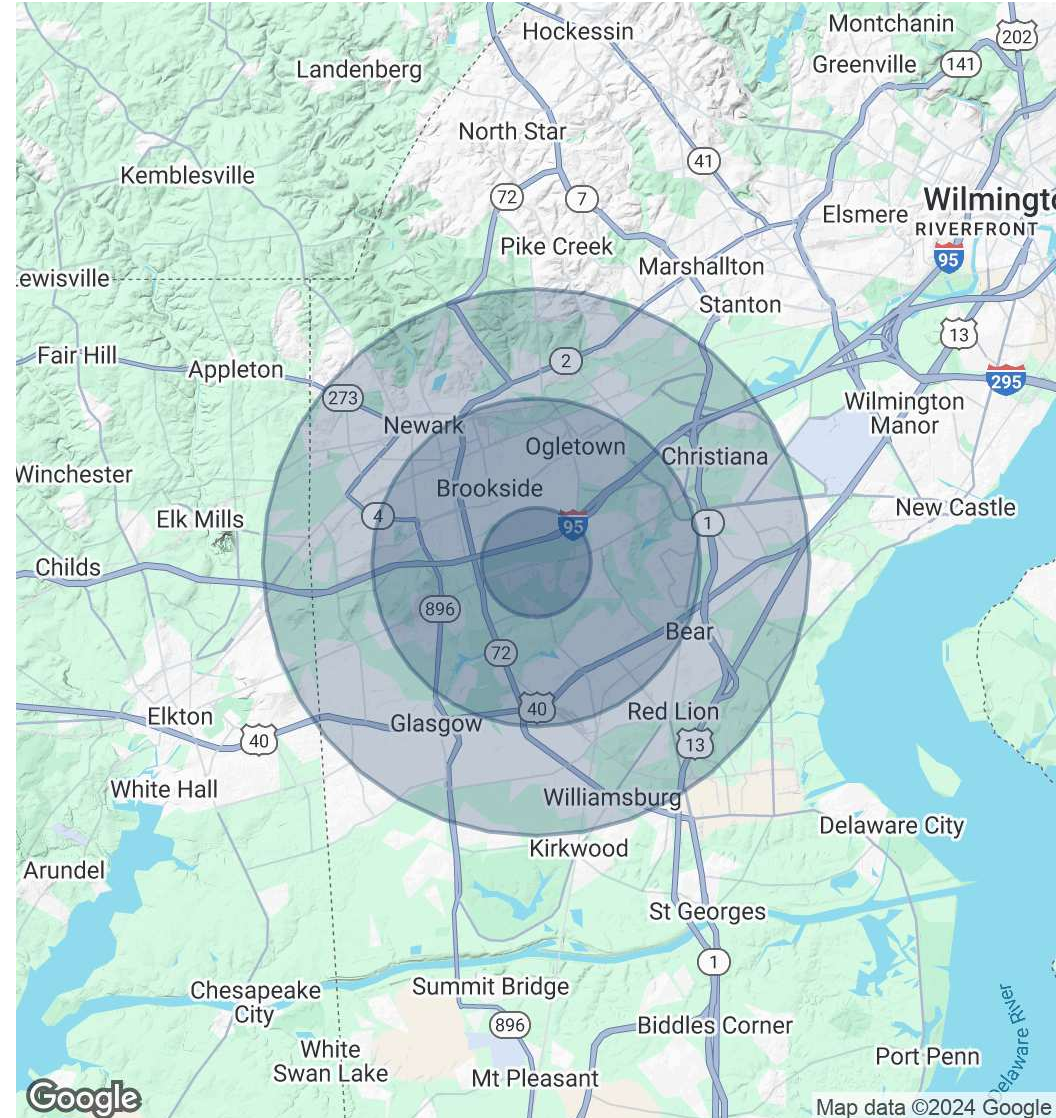
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,636	91,567	189,242
Average Age	40	38	39
Average Age (Male)	39	36	38
Average Age (Female)	41	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,373	33,833	71,152
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$112,219	\$92,470	\$98,997
Average House Value	\$347,232	\$318,363	\$335,249

Demographics data derived from AlphaMap



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