

CARWASH / SPECIAL PURPOSE IN HIGH TRAFFIC AREA

PRICE REDUCTION



29007 Lake Shore Blvd.
Willowick, Ohio 44094

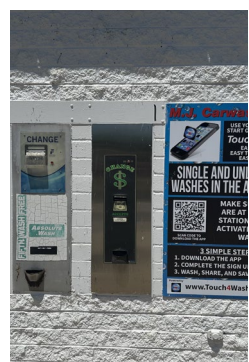
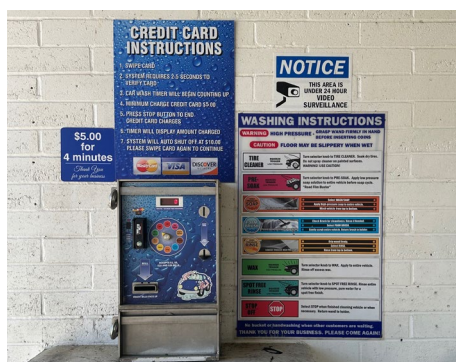


Property Details

- 1 Automatic Wash Bay
- 4 Self Serve Bays with Heated Floors
- 4 Vacuums
- Credit Card Reader
- New Equipment (73k in upgrades)
- Repainted
- Signage
- Touch 4 Wash Memberships (App Based Program)
- No Overhead / No Employees
- All Supplies and Tools
- Sale Price: ~~\$350,000~~ **\$285,000**



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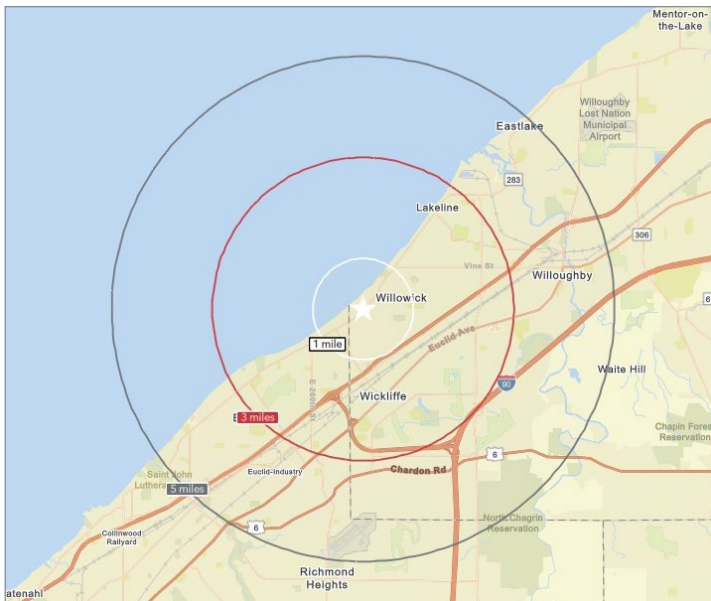
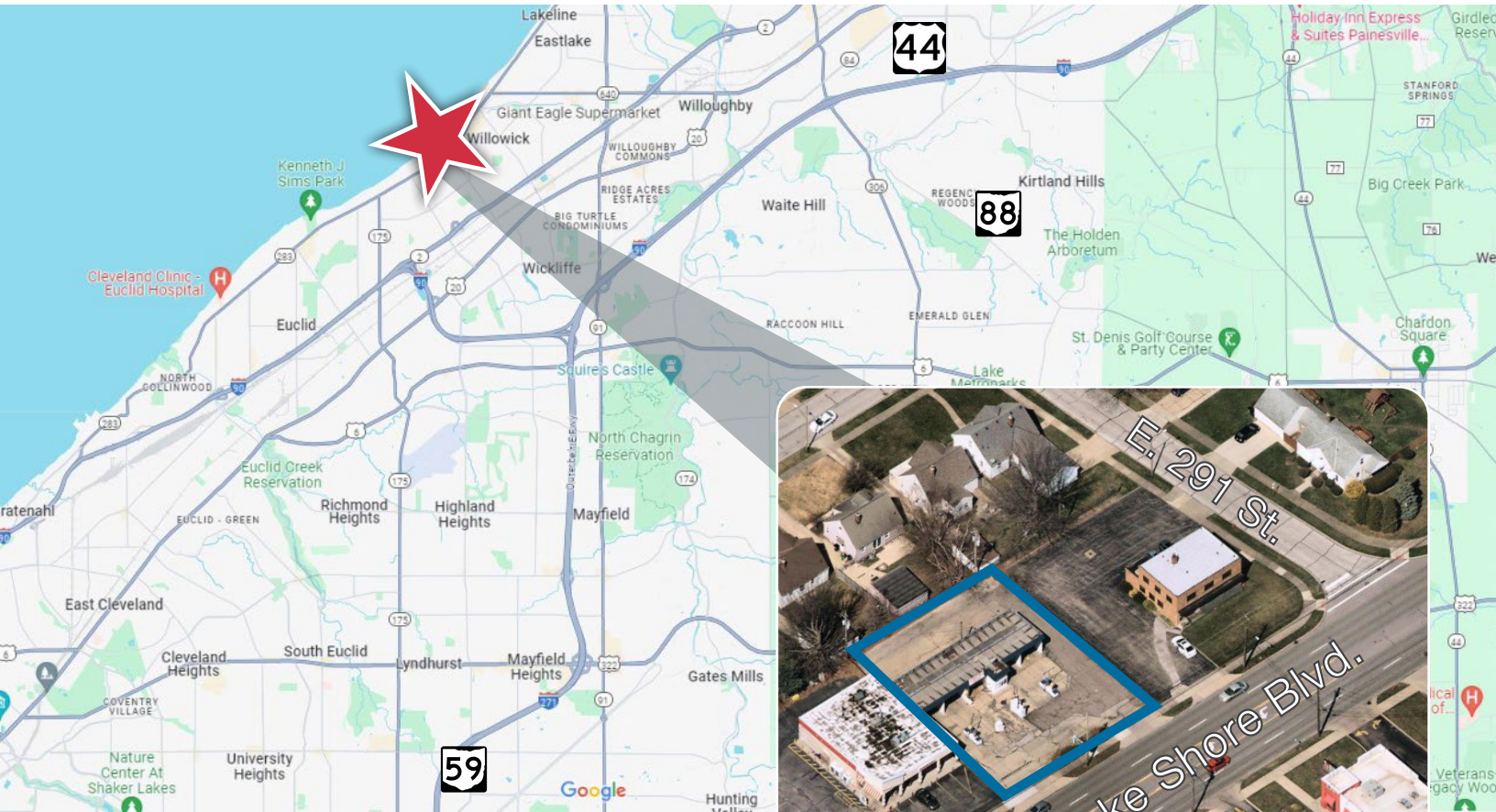


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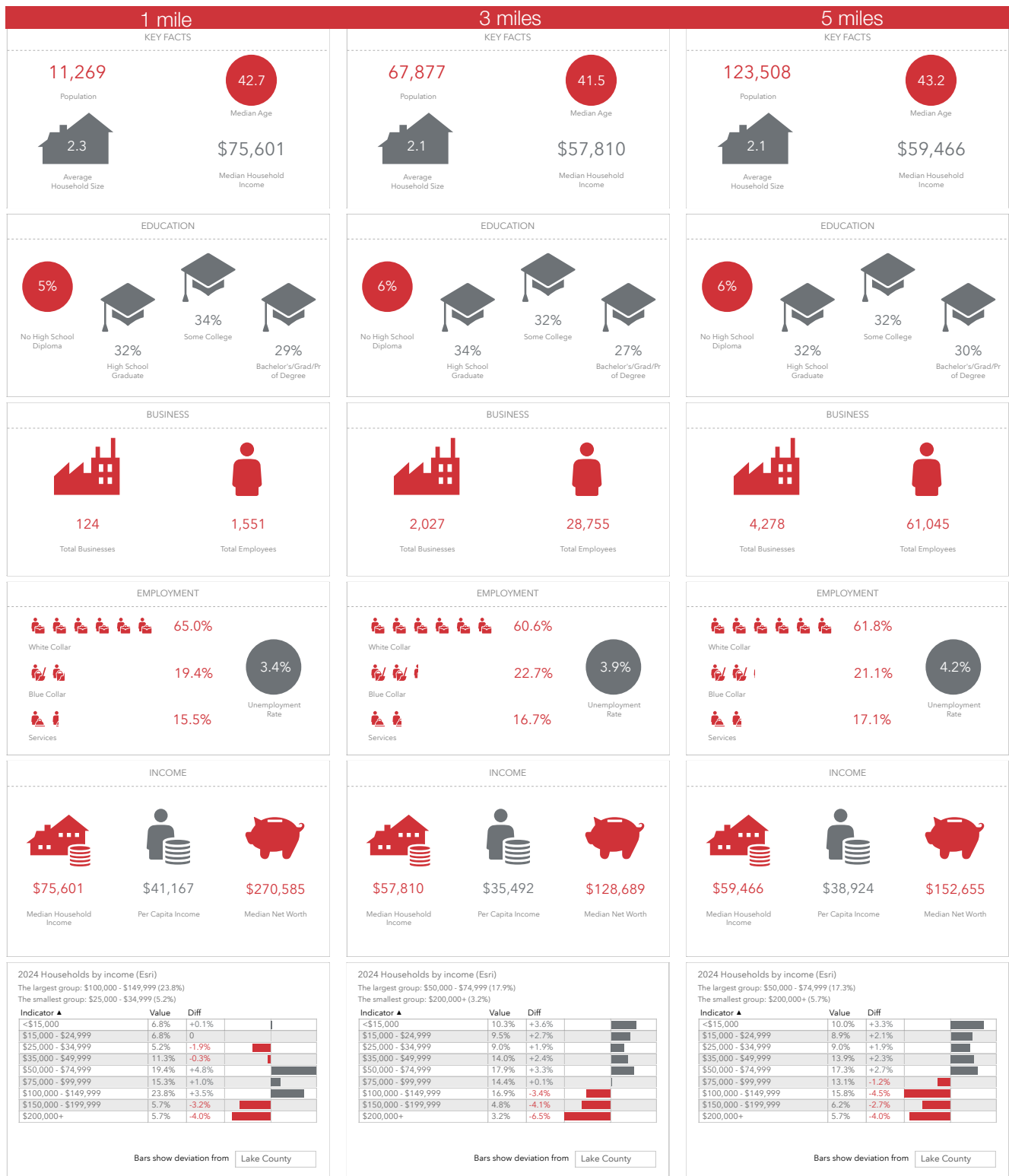
Demographics	1 Mile	3 Miles	5 Miles
Population:	4,013	20,979	38,993
Households:	1,922	9,331	17,474
Median Age:	39.3	42.3	39.1
Average HH Income:	\$68,994	\$75,890	\$57,405
Traffic Count:	8,666 VPD on N. Chestnut St. 14,592 VPD on Cleveland-East Liverpool Rd.		

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Property Details	PROPERTY TYPE:	Specialty (car wash)
	BUILDING SIZE:	1,980 SF
	PARCEL:	28-A-042-F-00-011
	ACREAGE:	0.287 acres
	ZONING:	U-1
	YEAR BUILT:	1980, Effective Year Built 1995

Purchase Details	SALE PRICE:	\$350,000 \$285,000
	TAXES:	\$2,763.84 half

Location Details	COUNTY:	Lake
	INTERCHANGE / DISTANCE:	SR-2 / 2 miles I-90 / 4.6 miles I-271 / 6 miles

Demographics Population 11,217 (1 Mile), 70,787 (3 Mile), 123,788 (5 miles). Average age is 43, median income 66k, 2 cars per household, average home value 140k.

Notes Expanded Marketing Opportunity - Improvements have not been widely marketed. Feedback on upgrades has been overwhelmingly positive.

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