



FOR SALE
CAR WASH
MARKETING FLYER



4803 GERRARDSTOWN ROAD
INWOOD, WV 25428



INTERSTATE
81

EXIT 5

BP GAS STATION

MCDONALD'S

4803 GERRARDSTOWN ROAD

HAMPTON INN

ADVANCE AUTO PARTS

FAMILY DOLLAR

US POST OFFICE

WALGREENS

SHEETZ GAS STATION

CVS

FOOD LION

INWOOD ROUNDABOUT

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CAR WASH FOR SALE

4803 GERRARDSTOWN ROAD
INWOOD, WV 25428

SALE PRICE / \$499,000

GROSS LOT SIZE / 0.53 (+/-) ACRE

PROPERTY TYPE / CAR WASH / RETAIL

ZONING / NO ZONING RESTRICTIONS

**PROPERTY FEATURES / TURNKEY CAR
WASH, EASILY ACCESSIBLE, SIGNAGE,
CLOSE TO MAJOR TRAFFIC ROUTES
AND MANY AMENITIES**

Property Overview

- Whale of a Wash is a well-established car wash facility originally constructed in 2004.
- The property is situated within an assembled shopping center footprint, creating additional visibility and customer synergy with surrounding commercial users.

Strategic Location

- Conveniently located less than half a mile from Interstate 81, Exit 5, allowing for easy regional access and strong traffic exposure.
- Positioned within an active commercial corridor that benefits from neighboring retail and service-oriented businesses.

Facility Features

- The car wash includes one automated tunnel wash designed for efficient customer throughput.
- Additional improvements include three self-service wash bays along with an office/mechanical room to support daily operations and maintenance needs.

Site Improvements

- The site features paved driveways, paved maneuvering areas, and concrete curbing to support smooth vehicle circulation throughout the property.
- Exterior lighting, four vacuum islands, and a dedicated coin shed enhance customer convenience and operational functionality.

FOR SALE

CAR WASH - LOCATED LESS THAN 0.5 MILE FROM I-81, EXIT 5

4803 GERRARDSTOWN ROAD INWOOD, WV 25428 · 0.53 (+/-) ACRE

PROPERTY SPECIFICATIONS

SPECIFICATIONS

- Approximately 2,242 (+/-) SQ FT car wash facility originally constructed in 2004 with a functional, purpose-built layout for vehicle service operations.
- Situated on approximately 0.53 (+/-) acres within an established shopping center environment.
- Improved with one automated drive-thru tunnel wash and three self-service wash bays supporting multiple wash formats and customer throughput.
- Includes eight exterior self-service vacuum stations to complement wash operations and enhance customer convenience.
- Equipment List Available
- Constructed with concrete block exterior walls with primarily brick veneer, offering durable commercial construction.
- Features a flat metal roofing system with mansard-style trim, creating a clean and recognizable exterior profile.
- Property benefits from public water and utility service connections to support continued commercial operation.
- Located outside of a FEMA-designated floodplain

LEGAL DESCRIPTION / ZONING

- Outside city limits of Inwood
- Parcel 270, Tax Map 14, Martinsburg Corp of Berkeley County
- Deed Book 1411, Page 686

INGRESS / EGRESS

- Multiple ingress/egress points available via Gerrardstown Road or Pilgrim Street.

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Potomac Edison WV - FirstEnergy
Natural Gas	Mountaineer Gas Company
Water	Berkeley County Public Service Water District
Sewer	Berkeley County Public Service Water District
Trash	Public
Cable/Internet	Multiple Providers



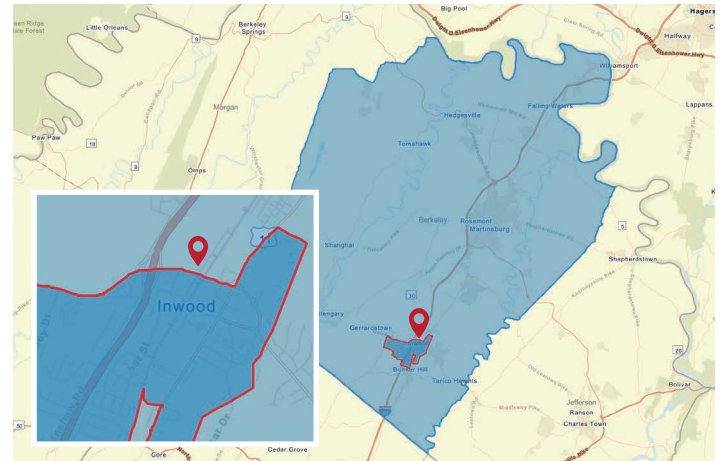
LOCATION ANALYSIS

Located at the gateway to the Shenandoah Valley in the heart of the Eastern Panhandle, Berkeley County is known for its unique history, beautiful scenery, robust industry, and more. Major population centers and business markets within a five hundred mile radius of Berkeley County include Washington, D.C., Baltimore, Maryland, Philadelphia, Pennsylvania, Richmond, Virginia, and New York, New York. All these major markets are readily accessible from this County via Interstate 81. Berkeley County's geographic location makes it unique for business and leisure while enhancing quality of life with the "small town" character and sense of community.

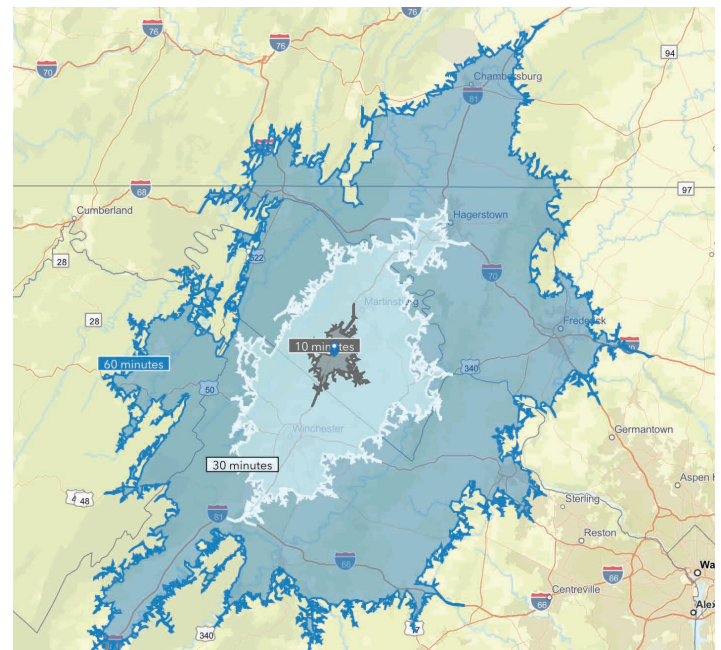
Berkeley County has a total population of 132,864 and a median household income of \$82,088. Total number of businesses is 2,713.

The **City of Martinsburg** has a total population of 18,928 and a median household income of \$58,655. Total number of businesses is 966.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.
Text provided by <https://www.berkeleywv.org>



■ Berkeley County, WV ■ Inwood City Limits 📍 Subject Location



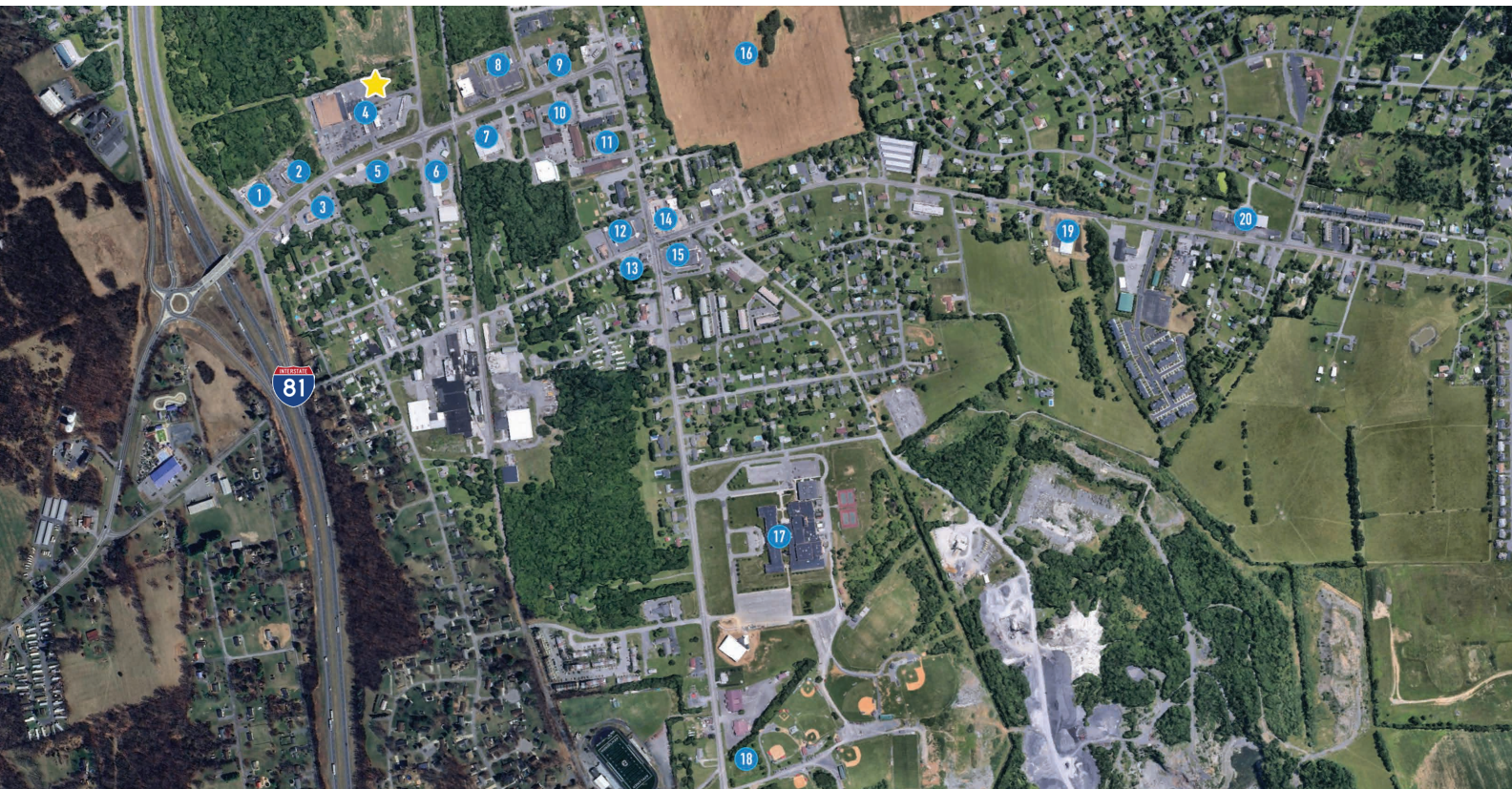
Distance to nearby cities: Charles Town, WV - 15 miles, Hagerstown, MD - 24 miles, Winchester, VA - 25 miles, Frederick, MD - 40 miles, Leesburg, VA - 42 miles, Washington, DC - 77 miles, Baltimore, MD - 95 miles.

SUBJECT PROPERTY PARCEL MAP



FOR SALE
CAR WASH - LOCATED LESS THAN 0.5 MILE FROM I-81, EXIT 5
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SURROUNDING AMENITIES



The Google Earth Aerial above highlights several of the most popular surrounding amenities. The subject property, 4803 Gerrardstown Road, has been referenced with a yellow star.

Along I-81 there is a daily traffic count of over 47,200 vehicles and over 22,600 vehicles daily along Gerrardstown Road. (Source ©2025 Esri)

- ① BP
- ② McDonald's, Dunkin' Donuts
- ③ Hampton Inn
- ④ Waffle House, Burger King, Subway, Whale of a Car Wash, Liberty Petroleum
- ⑤ Taco Bell
- ⑥ The Cider Press
- ⑦ Family Dollar
- ⑧ Auto Zone, Urgent Care, Advance Auto Parts
- ⑨ Dairy Queen
- ⑩ Arby's
- ⑪ U.S. Post Office, First United Bank & Trust
- ⑫ Walgreens
- ⑬ Domino's Pizza
- ⑭ Sheetz
- ⑮ CVS
- ⑯ Newly Developed Area; Inwood Roundabout, Food Lion, Starbucks, WaWa, Tractor Supply, Manhattan Pizza, Great Clips, Patriot Federal Credit Union, Popeyes, Jersey Mike's, Five Guys
- ⑰ Musselman High School
- ⑱ Tudor's Biscuit World
- ⑲ Dollar General
- ⑳ King's Pizza, Vince Nails & Spa

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



19,178

Total
Population



309

Businesses



13,759

Daytime
Population



\$278,743

Median Home
Value



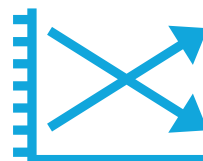
\$37,927

Per Capita
Income



\$87,313

Median Household
Income



2.2%

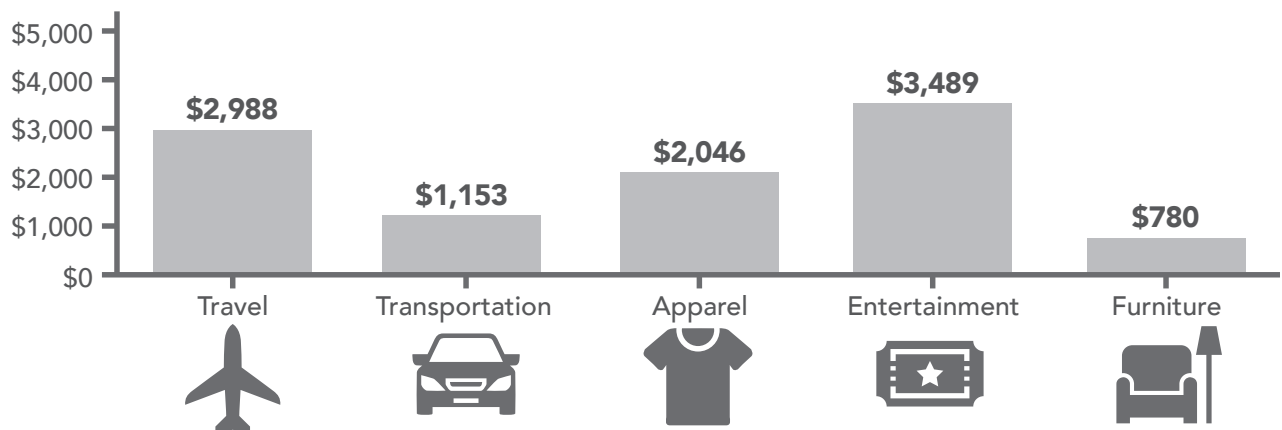
2025-2030
Pop Growth Rate



6,679

Housing Units
(2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle.
The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

5 MILE RADIUS



35,541

Total
Population



482

Businesses



24,548

Daytime
Population



\$290,402

Median Home
Value



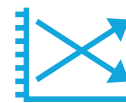
\$39,455

Per Capita
Income



\$88,825

Median
Household
Income



1.9%

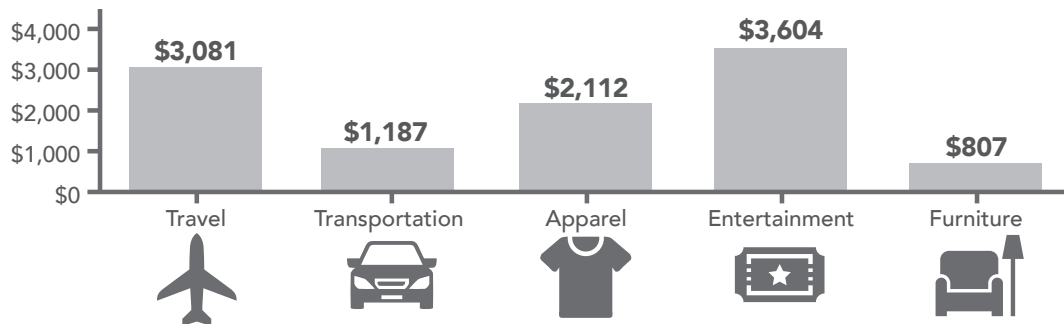
2025-2030
Pop Growth
Rate



12,927

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



104,360

Total
Population



2,468

Businesses



93,683

Daytime
Population



\$313,406

Median Home
Value



\$37,243

Per Capita
Income



\$82,228

Median
Household
Income



1.5%

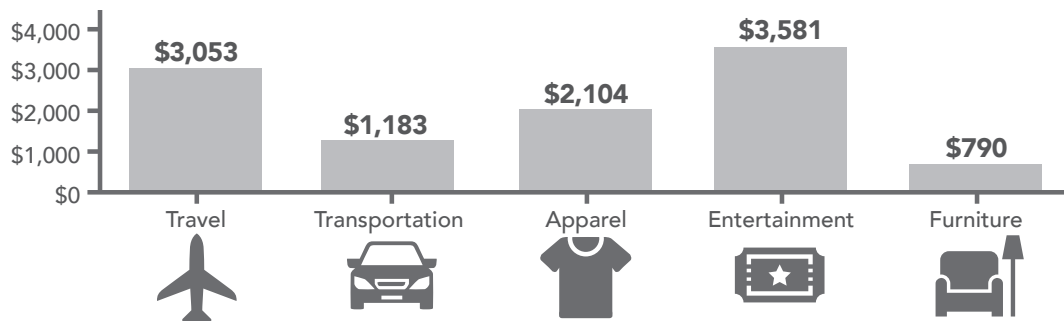
2025-2030
Pop Growth
Rate



40,993

Housing Units
(2020)

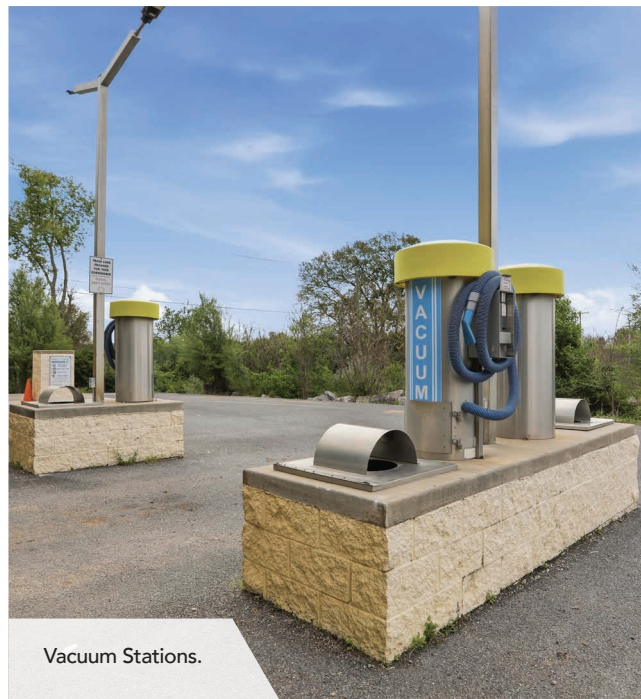
KEY SPENDING FACTS



PROPERTY PHOTOS



Exterior.



Vacuum Stations.



Automatic Tunnel.



Self Serve Wash Bay.

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Aerial.

AREA RESIDENTIAL GROWTH



- 1 Spring Hill (387 single family homes) ●
- 2 Townes of Topaz (45 Townhomes) ●
- 3 Genesis Drive (14 Townhomes) ●
- 4 Inwood Meadows (173+ Single Family Homes) ●
- 5 Webber Springs (185+ Single Family Homes) ●
- 6 Foley Springs (137 Single Family Homes, 182 Townhomes)
- 7 Morning Dove Estates (130+ Single Family Homes) ●●
- 8 McCauley Crossing (100+ Single Family Homes, 115+ Townhomes)
- 9 Trout Run (119 Townhomes) ●
- 10 Boyd's Crossing (60 Townhomes) ●●

- 11 Elizabeth Station (235+ Single Family Homes) ●●
- 12 Highpointe (58 Single Family Homes) ●●
- 13 Sylvan Grove (56+ Single Family Homes) ●
- 14 Stoney Ridge (110+ Single Family Homes) ●
- 15 Bentwood Estates (130+ Single Family Homes) ●●
- 16 Springdale Farm (200+ Single Family Homes) ●●●
- 17 Tabler Estates (120+ Single Family Homes) ●●●
- 18 Tabler Station Manor (148 Townhomes) ●●
- 19 Mills Farm (124 Single Family Homes, 94+ Townhomes) ●●
- 20 Mill Creek Village (90+ Single Family Homes) ●
- 21 South Brook (76 Single Family Homes) ●
- 22 Inwood Village (128 Townhomes, 75+ Single Family Homes) ●●

● < \$199,000	● \$400,000 - \$499,000
● \$200,000 - \$299,000	● \$500,000+
● \$300,000 - \$399,000	● Rental



MAJOR LOCAL EMPLOYERS

FORTUNE 500 & INTERNATIONAL COMPANIES

Ideally situated at the I-81 Corridor, Berkeley County is the Eastern Panhandle of West Virginia's **premier location** for a **new business or a development project**. At 5,121 businesses strong and growing, Berkeley County is home to many Fortune 500 and international companies, including:



The Clorox Company champions people to be well and thrive every single day. Its trusted brands, which include Brita®, Burt's Bees®, Clorox®, Fresh Step®, Glad®, Hidden Valley®, Kingsford®, Liquid-Plumr®, Pine-Sol® and Rainbow Light®, can be found in about nine of 10 U.S. homes and internationally with brands such as Ajudin®, Clorinda®, Chux® and Poett®.

Headquartered in Oakland, California, since 1913, Clorox was one of the first U.S. companies to integrate ESG into its business reporting, with commitments in three areas: Healthy Lives, Clean World and Thriving Communities.

Source:
<https://www.thecloroxcompany.com/>



FedEx Corp (FedEx) is a provider of transportation, e-commerce and business services. It offers time-definite delivery services and international trade services such as customs brokerage, and global ocean and air freight forwarding.

The company provides small-package ground delivery services, residential delivery services, less-than-truckload (LTL) freight services, in-store services and other business solutions. It has a market presence across various countries and territories in North America, South and Central America, Asia-Pacific, the Middle East, and Europe.

Source:
<https://www.globaldata.com/company-profile/fedex-corp/>



Procter & Gamble is an American consumer goods giant specializing in a wide range of personal care and hygiene products. P&G was founded in 1837 by brothers-in-law William Procter, a candlemaker, and James Gamble, a soapmaker. Today the company manufactures well-known household products, including Crest, Charmin, Tide, Oral-B, Bounty, Febreze, Downy, and Gain.

In 2014, P&G dropped around 100 of its brands to make a concentrated effort on the remaining 65, which produced 95% of the company's profits. In 2020, P&G announced plans for its operations to be climate neutral by 2030, extending a previous goal to reduce emissions by half over the next 10 years.

Source:
<https://fortune.com/company/procter-gamble/>



From their humble beginnings as a small discount retailer in Rogers, Ark., Walmart has opened thousands of stores in the U.S. and expanded internationally. Through innovation, they're creating a seamless experience to let customers shop anytime and anywhere online and in stores. They are creating opportunities and bringing value to customers and communities around the globe.

Walmart operates approximately 10,500 stores and clubs under 46 banners in 24 countries and eCommerce websites. They employ 2.3 million associates around the world — nearly 1.6 million in the U.S. alone.

Source:
<https://corporate.walmart.com/about>

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POPULATION IN BERKELEY COUNTY

Berkeley County continues to be one of West Virginia's fastest-growing economic regions, supported by strong population growth, workforce expansion, and continued private-sector investment throughout the Eastern Panhandle.

Population growth throughout Berkeley County continues to outpace much of the state, reinforcing long-term demand for commercial, industrial, retail, healthcare, and residential development. Between 2023 and 2024 alone, Berkeley County added approximately 3,400 new residents, representing a 2.6% annual population increase.

The Eastern Panhandle's economic momentum has been fueled by sustained growth in manufacturing, logistics, distribution, professional services, and commuter-based employment tied to the greater Washington D.C. metropolitan economy. Ongoing infrastructure investment, industrial expansion, and new business formation continue to strengthen Berkeley County's position as one of the premier business and development destinations in West Virginia.

Sources: U.S. Bureau of Labor Statistics, WVU Bureau of Business & Economic Research, and U.S. Census Bureau.

TOP 10 EMPLOYERS IN BERKELEY COUNTY

Berkeley County Board of Education, Macy's, United States Department of Veterans Affairs, Quad Graphics, Procter & Gamble, Walmart, Orgill, Berkeley County Commission, FedEx, Aker Solutions.



INTERNATIONAL



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