

SALE

SELF-SERVICE CAR WASH

1107 S Long Dr Rockingham, NC 28379



PROPERTY DESCRIPTION

Excellent opportunity to acquire a low-maintenance, income-producing self-service car wash located in Rockingham, North Carolina. Positioned on a signalized corner lot, the property benefits from strong visibility, convenient access, and consistent daily traffic. The site sits within one (1) mile of FirstHealth Moore Regional Hospital – Richmond and the Perdue Farms chicken processing plant, two major local employment drivers generating steady customer demand.

Situated on a 0.57-acre lot, this property offers a compelling opportunity for investors or owner-operators seeking a stable asset with upside potential.

The car wash features five (5) self-service wash bays along with one (1) soft-touch automatic wash bay, providing multiple income streams and operational flexibility. The property also includes five (5) vacuum stations, creating additional revenue opportunities while enhancing customer convenience.

OFFERING SUMMARY

Sale Price:	\$620,000
Lot Size:	0.57 Acres
Number of Bays:	6

Azeem Hassan
(704) 475-0584



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PROPERTY HIGHLIGHTS

- Signalized Corner Location
- Within 1 Mile of FirstHealth Hospital & Perdue Farms Plant
- 5 Self-Service Wash Bays
- 1 Soft-Touch Automatic Wash Bay-Can be Remotely Controlled by Owners Phone
- 5 Vacuum Stations
- 0.57 Acre Lot
- Strong Visibility & Easy Ingress/Egress
- Low-Maintenance Operation
- Minimal Staffing Required
- Parcel ID 747206495076
- Home and Lot To The Right Also Available for Sale (Zoned Commercial)

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	107	359	1,536
Total Population	266	857	3,622
Average HH Income	\$41,397	\$40,273	\$41,410

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PHOTOS

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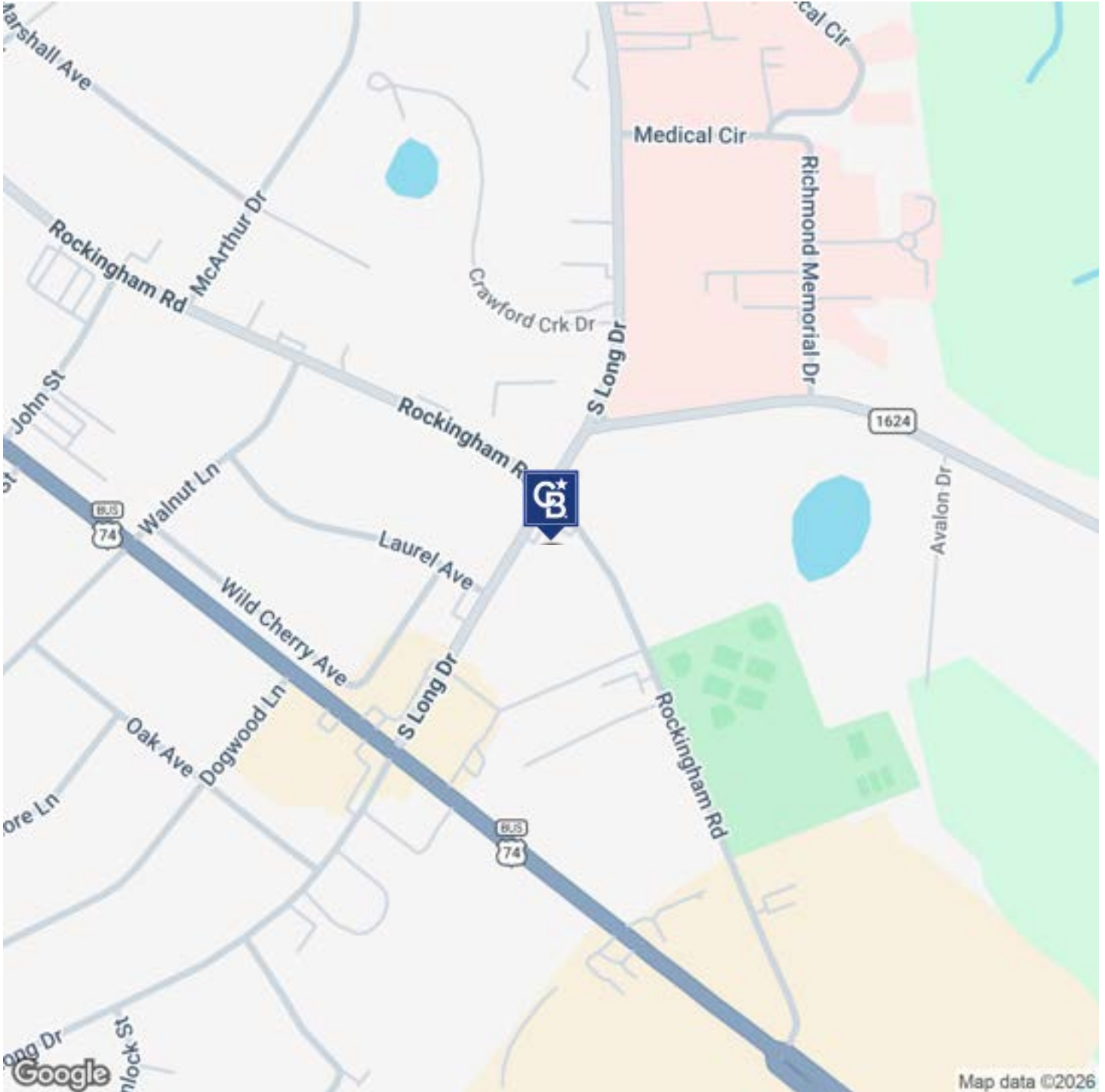


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LOCATION MAP

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RETAILER MAP

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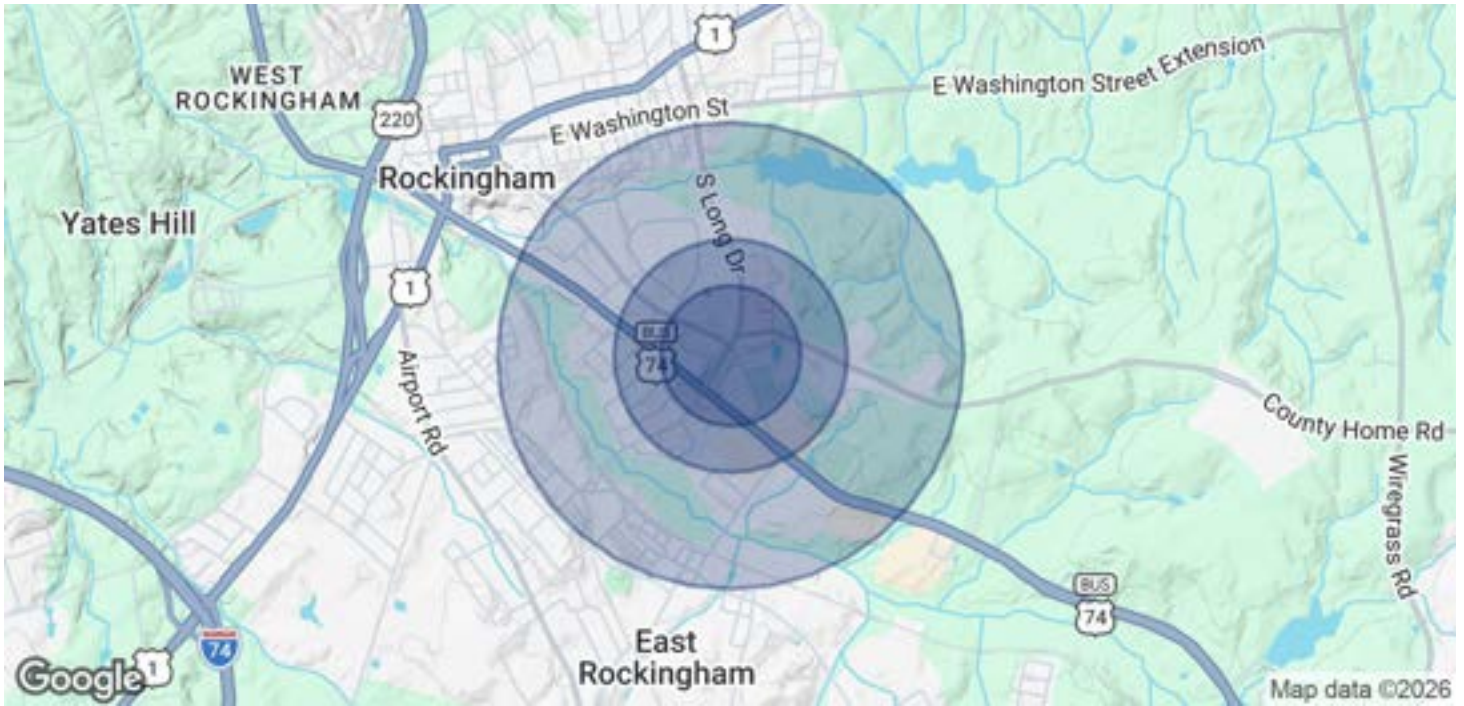


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DEMOGRAPHICS MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	266	857	3,622
Average Age	41	39	39
Average Age (Male)	38	37	37
Average Age (Female)	44	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	107	359	1,536
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$41,397	\$40,273	\$41,410
Average House Value	\$115,512	\$112,607	\$113,954

2020 American Community Survey (ACS)

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