



**TURNKEY EXPRESS
CARWASH WITH HIGH
TRAFFIC EXPOSURE**



**ATLANTA LEASING
& INVESTMENT**

AQUA SPLASH CARWASH

3945 Flat Shoals Pkwy | Decatur, GA 30034



TURNKEY EXPRESS CARWASH WITH HIGH TRAFFIC EXPOSURE

AQUA SPLASH CARWASH

SALES PRICE

Contact agent

ADDRESS

3945 Flat Shoals Pkwy
Decatur, GA 30034

GROSS REVENUE

Contact agent

SALE HIGHLIGHTS

- Rare opportunity to purchase an existing express car wash
- Surrounded by national franchises/established businesses
- Municipality unlikely to approve new car wash developments in the area
- High Traffic count on 3945 Flat Shoals Pkwy with +/- 32,000 vehicles/day

EXECUTIVE SUMMARY

Atlanta Leasing is pleased to exclusively offer an opportunity to purchase a fully operational express carwash on high traffic 3945 Flat Shoals Pkwy in Decatur, Georgia. This express car wash is currently being operated by the owner, who plans on exiting the business after the property has sold. This property is surrounded by national franchises/established businesses and is prime for long-term growth. The owner is willing to stay on for a short time after the sale to help the new owner transition to operating the business.

DEMOGRAPHICS – POPULATION

Radius	2-Mile	5-Mile	10-Mile
2020 Population	35,314	180,305	846,374
2024 Population	36,290	181,985	863,422
2029 Population Projection	36,400	182,344	874,204
Annual Growth 2020-2024	0.7%	0.2%	0.4%
Annual Growth 2024-2029	0.1%	0%	0.3%
Median Age	38	39.5	36.3
Bachelor's Degree or Higher	26%	30%	38%
U.S. Armed Forces	11	63	500

3945 FLAT SHOALS PKWY, DECATUR, GA 30034

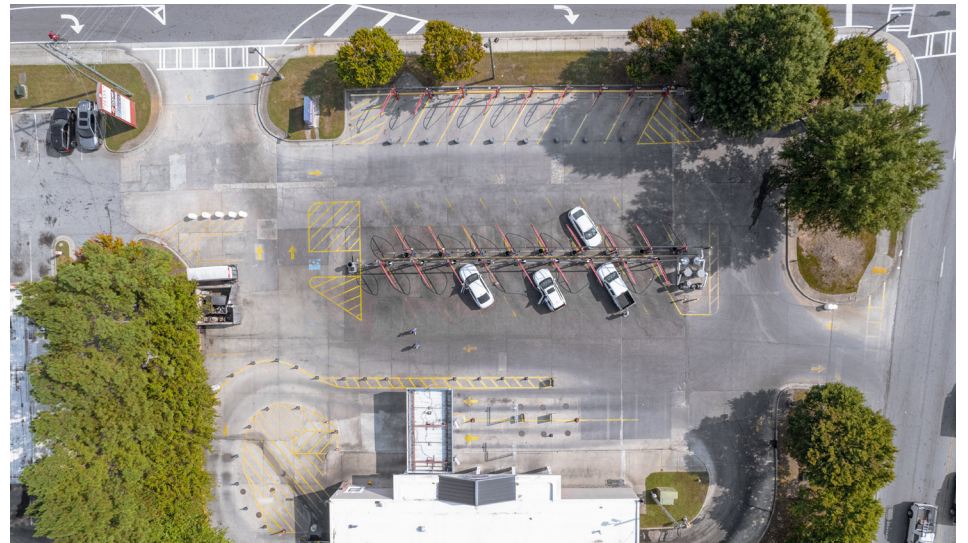
▶ 803.760.3631

▶ AtlantaLeasing.com/3945FlatShoalsPkwy



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EXTERIOR



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ATLANTA LEASING
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AREA RETAIL MAP



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