

OFFERING MEMORANDUM · INVESTMENT

FULL-SERVICE CAR WASH · REAL ESTATE & BUSINESS · FOR SALE



4450 East Main Street

Whitehall, Ohio 43213 · Franklin County



LISTED BY

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FOR SALE

\$1,250,000

±4,080 SF · 20.28% cap rate

BEST CORPORATE REAL ESTATE

4608 Sawmill Road, Columbus, OH 43220

Executive Summary

4450 East Main Street is a full-service tunnel car wash in Whitehall, on the east side of Columbus. The offering conveys both the real estate — a 4,080-square-foot building on a 0.7012-acre site — and the operating business in a single transaction at \$1,250,000.

Gross income was \$253,461 in 2025, up 9.5% from \$231,432 the prior year. At \$1,250,000, that income prices the offering at a **20.28% cap rate** — with a real estate basis underneath it and deferred maintenance to be addressed by a buyer.

HIGHLIGHTS

- Full-service tunnel format.** A 4,080 SF automatic car wash.
- Real estate and business convey together.** All fixtures, furnishings, and equipment are included in the asking price, and a buyer acquires the land, the building, and operates the building as a single transaction.
- East Main Street frontage.** Whitehall's primary commercial corridor, with 170,966 residents within five miles.
- Four self-serve vacuum stations.** Self-serve vacuums on the lot add revenue beyond the tunnel.
- Monument signage available.** Pylon sign at the East Main Street frontage.
- Long-term ownership.** Held and operated by the same owner for years, now offered for sale.

PLEASE NOTE
DO NOT DISTURB

The business is open and operating — please do not disturb the occupant. Do not contact the owner, management, employees, or customers, and do not enter the property; all tours are arranged through the listing advisor.

THE OPPORTUNITY

A full-service car wash sold with its land and building — \$253,461 of 2025 gross income at a \$1,250,000 price.

INVESTMENT SUMMARY

Sale Price	\$1,250,000
Price / SF	\$306.37
Building Area	±4,080 SF
Site Area	±0.7012 Acres
Year Built	1959 • 1969 Eff.
Land Use	443 • Full Service
2025 Real Estate Taxes	\$6,386.36
2025 Net Income	\$253,461

CAP RATE

20.28%

I-270

4 min

DOWNTOWN COLUMBUS

14 min

Building area, site area, construction dates, parcel number, and real estate taxes per the Franklin County Auditor property record for parcel 090-000068-00. Revenue, expense, and net operating income per Seller-provided operating statements for 2024 and 2025; these statements are unaudited. While we believe this data to be reliable, we do not guarantee it and buyers should independently verify all financial and physical data. *Line Drawings are Approximate*

Exterior



AERIAL · FRONTAGE & CORRIDOR

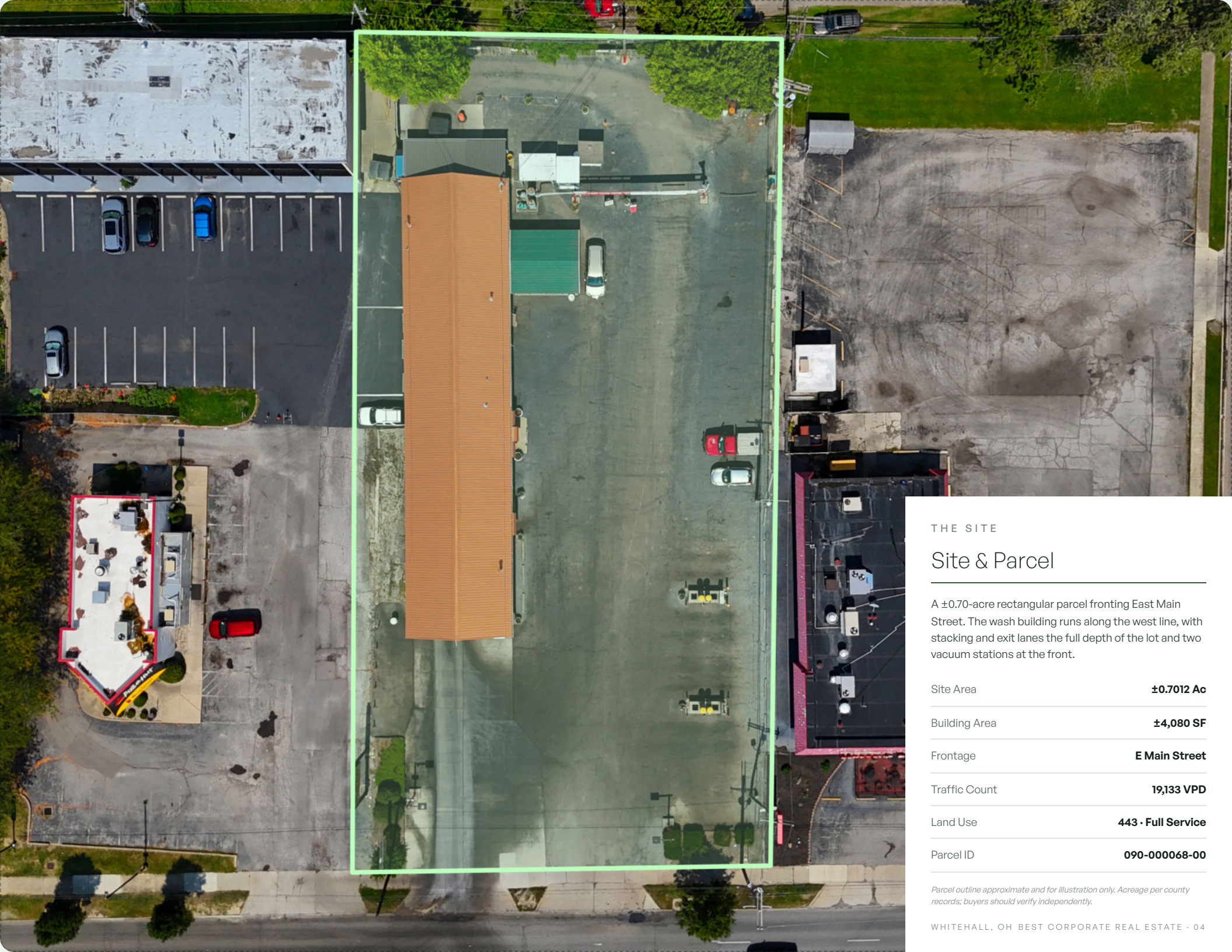
4450 E MAIN ST · WHITEHALL, OH



LOT & VACUUM STATIONS



AERIAL · E MAIN STREET



THE SITE

Site & Parcel

A ±0.70-acre rectangular parcel fronting East Main Street. The wash building runs along the west line, with stacking and exit lanes the full depth of the lot and two vacuum stations at the front.

Site Area	±0.7012 Ac
Building Area	±4,080 SF
Frontage	E Main Street
Traffic Count	19,133 VPD
Land Use	443 • Full Service
Parcel ID	090-000068-00

Parcel outline approximate and for illustration only. Acreage per county records; buyers should verify independently.

Interior



WASH TUNNEL



TUNNEL ENTRANCE



FINISHING AREA



S Hamilton Rd 19,654 CPD



E Main Street 19,133 CPD



THE MARKET

Trade Area & Demographics

The site fronts East Main Street in Whitehall, with dense residential blocks north and south and the Hamilton Road interchange four minutes away.

RADIUS	1 MILE	3 MILE	5 MILE
Population	9,585	72,467	170,966
Median Income	\$38,784	\$38,832	\$46,050
Average Income	\$45,398	\$45,606	\$52,378

TRAFFIC COUNT

19,133 VPD · E Main St & S Hamilton Rd (2022)

Radius estimates measured from 4450 E Main Street and subject to survey margins of error. Buyers should verify independently.



EXCLUSIVELY LISTED BY

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CONFIDENTIALITY & DISCLAIMER

This brochure has been prepared by Best Corporate Real Estate solely for the use of qualified prospective purchasers in evaluating the property and the business operated there. The information contained herein was obtained from sources believed reliable, including the Franklin County Auditor and the property owner; however, Best Corporate Real Estate makes no guarantee, warranty, or representation as to its accuracy or completeness.

Building and site areas, real estate taxes, revenue, expenses, and net operating income are subject to verification by the buyer. Financial statements are Seller-provided and unaudited. Equipment condition, licensing and permits, employment arrangements, and the allocation of the purchase price between real estate and business assets should be confirmed in due diligence. Zoning and permitted uses should be confirmed with the City of Whitehall. The property is offered subject to prior sale, change in price, or withdrawal without notice.