



Actual Site

3632 S Taylor Dr
Sheboygan, WI 53081

FORMER CAR WASH
POTENTIAL REDEVELOPMENT OPPORTUNITY

EXCLUSIVELY LISTED BY

BRIAN BROCKMAN

License #: 58914-90

Bang Realty-Wisconsin

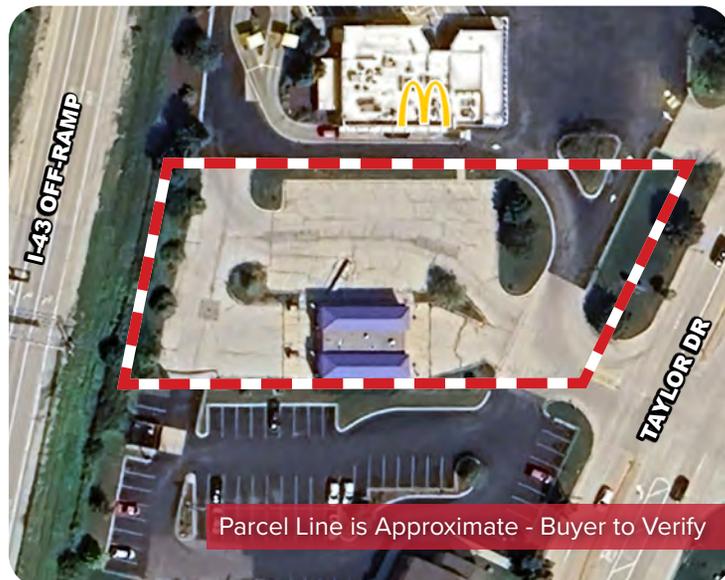
brian@bangrealty.com

513-898-1551



EXECUTIVE SUMMARY

ADDRESS	3632 S Taylor Dr Sheboygan, WI 53081
ASKING PRICE	\$650,000
BUILDING SIZE	2,491 SF
YEAR BUILT	1999
LOT SIZE	0.98 AC
APN / PARCEL	59281470520
ZONING	Commercial



PROPERTY HIGHLIGHTS

- **Former car wash** with potential for a redevelopment opportunity
- **Conveniently situated right off Interstate 43** with approximately 35,000 annual average daily traffic
- **Suburban Commercial District** - allows for a multitude of commercial uses, however, restaurant uses are restricted (per an easement agreement with McDonald's)
- **AO American Orthodontics Corporation US HQ** at the NEQ of I-43 and Washington Ave.
- **Nearby retailers include** Walmart, Target, The Home Depot, PetSmart, Best Buy, and Tractor Supply Co

DEMOGRAPHICS



POPULATION

	3 Miles	5 Miles
2024 Estimate	35,393	72,965
2029 Projection	35,709	73,579



HOUSEHOLDS

	3 Miles	5 Miles
2024 Estimate	14,631	30,780
2029 Projection	15,279	32,072



INCOME

	3 Miles	5 Miles
2024 Est Median	\$58,613	\$57,815

Source: Loopnet

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