



Mr. Clean Car Wash

4840 Athens Hwy, Loganville, GA 30052 (Atlanta MSA)



Subject Property

\$ \$5,707,437

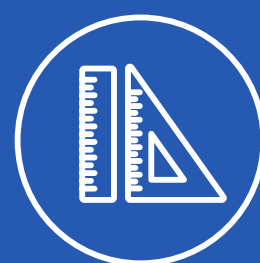
% 6.75%

Northmarq is pleased to offer for sale to qualified investors the opportunity to purchase an express car wash leased to Mr. Clean Car Wash with 15.3 years remaining on an original 20-year Absolute NNN lease. This lease includes 1.25% annual rent escalations throughout the base term and four 5-year extension options. Fee simple car wash properties qualify for 100% Bonus Depreciation in 2026 (must consult a tax professional).

[More Details >>](#)



Building Size
3,211 Sq. Ft.



Total Land Area
1.10 Acres



Lease Type
Abs. NNN



NOI
\$385,252

**Priced off 2026 rent increase. Seller to credit buyer any rent difference at closing.*



Strong
Retail Corridor



Strong
Demographics



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