

FOR SALE



EXPRESS CAR WASH FOR SALE

OPERATIONAL EXPRESS CAR WASH ON ±1.26 AC

1475 N EXPRESSWAY, GRIFFIN, GA 30223 (SPALDING COUNTY)

LINDSEY MEYERS | 404.556.4960 | LINDSEY@SRACRE.COM | SRACRE.COM

**SOUTHEAST
RETAIL ADVISORS**

INVESTMENT SUMMARY

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OFFERING PRICE CONTACT BROKER

PROPERTY SPECIFICATIONS

ADDRESS 1475 N EXPRESSWAY
GRIFFIN, GA 30223

BUILDING ±4,154 SF

ACREAGE ±1.26 AC

YEAR BUILT 2022

BUILDING TYPE SINGLE TENANT

BUILDING USE EXPRESS CAR WASH

TUNNEL LENGTH 120'

VACUUMS 20

PAY STATIONS 2

OWNERSHIP TYPE FEE SIMPLE LAND & BUILDING

ZONING

LAND USE CAR WASH

CITY GRIFFIN

COUNTY SPALDING COUNTY

PARCEL ID

PROPERTY HIGHLIGHTS

- EXISTING EXPRESS CAR WASH ON ±1.26 AC
- HEAVILY TRAVELLED CORRIDOR WITH LIMITED CAR WASH COMPETITION IN IMMEDIATE AREA
- NEW CONSTRUCTION – OPENED 2022
- EXISTING EXPRESS CAR WASH CONSISTING OF:
 - 4,154 SF BUILDING
 - 120' TUNNEL
 - 20 VACUUMS
 - 2 PAY STATIONS

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	4,728	28,141	50,156
HOUSEHOLDS	1,801	10,443	19,262
AVG HH INCOME	\$54,577	\$50,422	\$62,014

TRAFFIC COUNTS

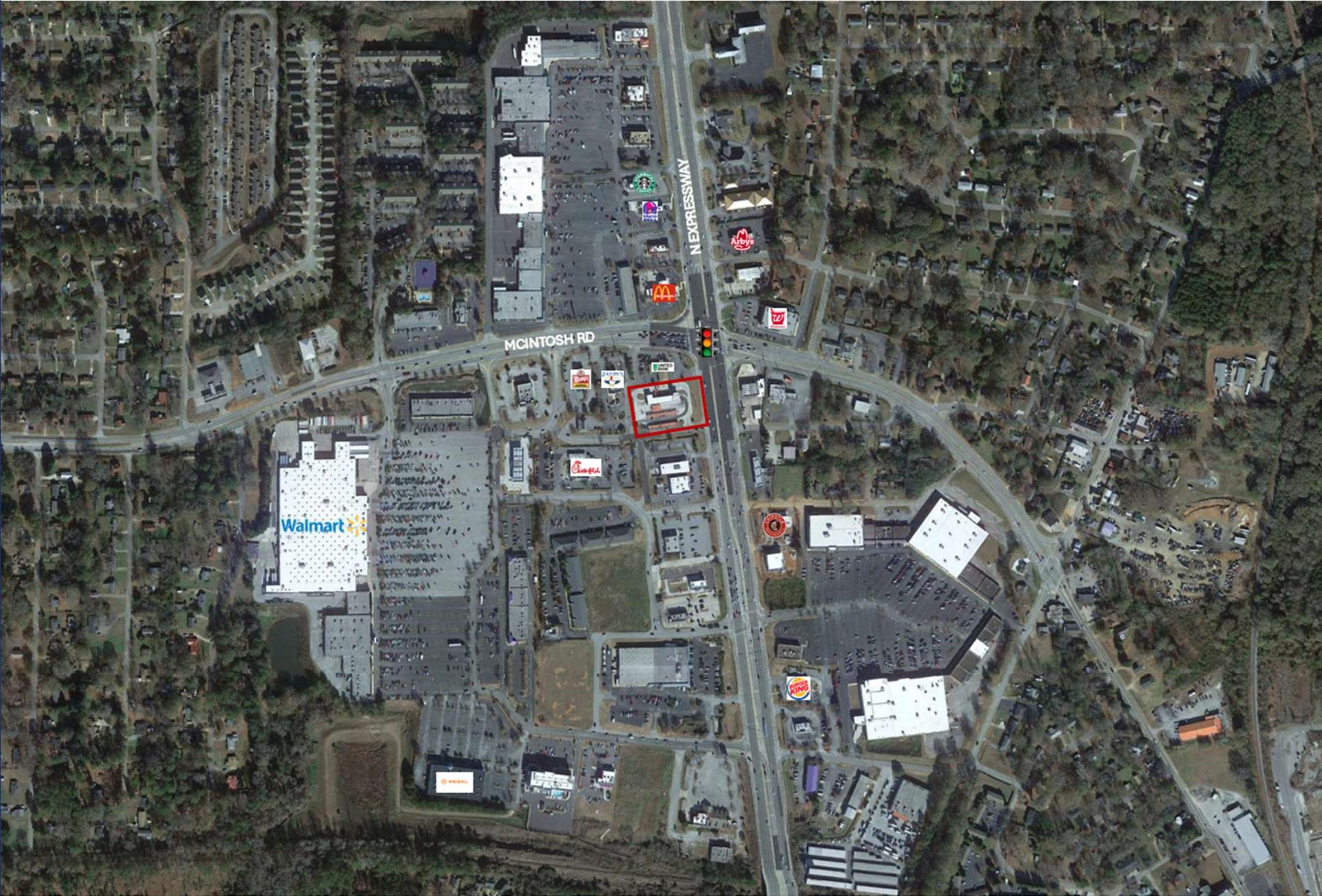
38,000 AADT – N EXPRESSWAY

18,000 AADT – W MCINTOSH RD

TENANTS IN IMMEDIATE AREA



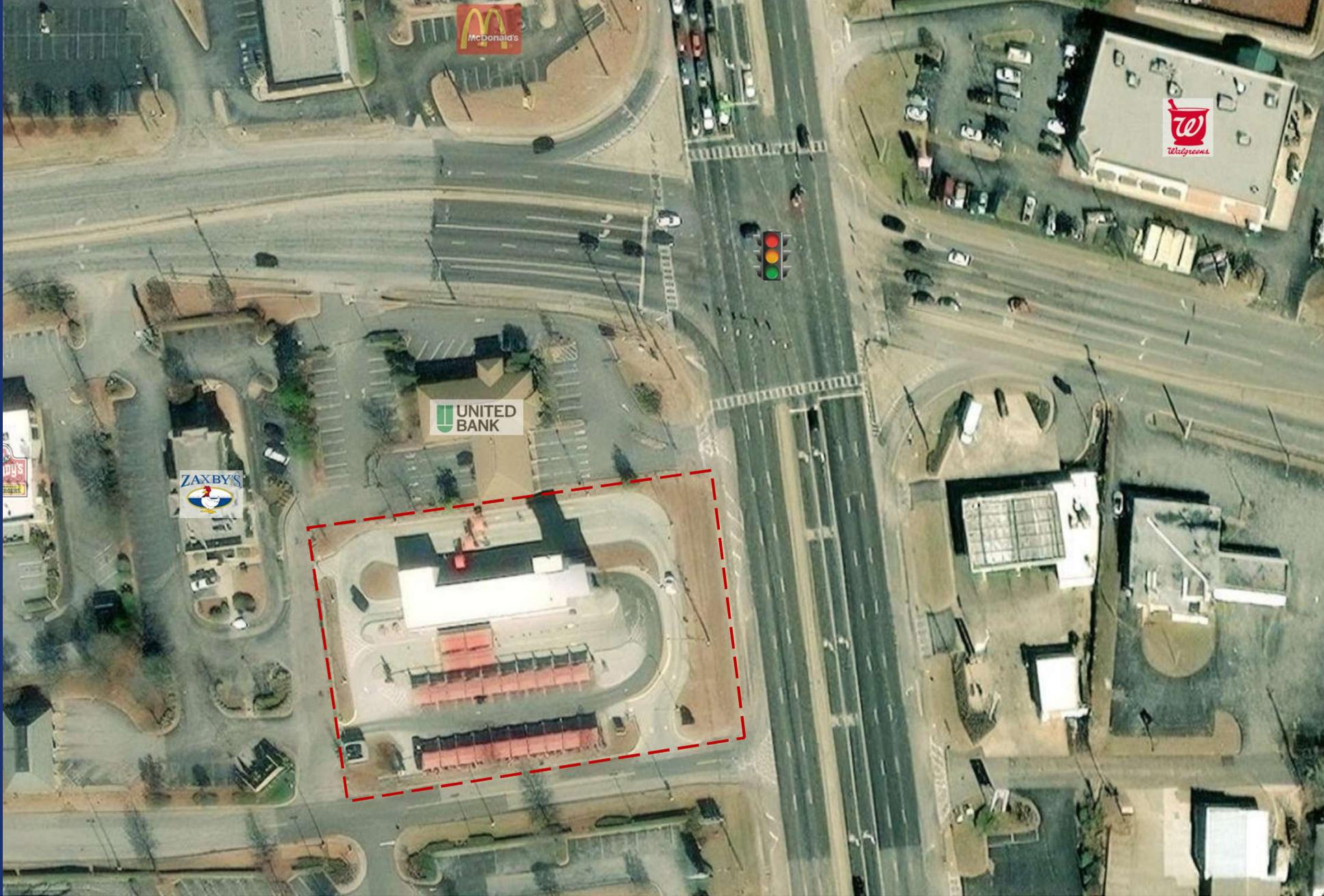
AERIAL



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