

Marcus & Millichap

±5,039 SQUARE FEET

FORMER ZIPS CAR WASH

FREE-STANDING CAR WASH/
SPECIALTY PROPERTY
REPOSITIONING OPPORTUNITY

3955 ASHLEY PHOSPHATE ROAD
NORTH CHARLESTON, SC 29418

**ABSOLUTE
\$1 AUCTION**

FIRST BID MEETS RESERVE

R MARKETPLACE

ONLINE AUCTION

MAY 4-6, 2026

VIEW ONLINE AUCTION
MAY 4-6, 2026

FORMER ZIPS CAR WASH

\$1
ABSOLUTE
AUCTION



ASHLEY PHOSPHATE ROAD

±35,521
VPD (2025)

HANNIFORD DR

±5,039 SF,
FREESTANDING,
VALUE ADD CAR WASH/
SPECIALTY PROPERTY
(FORMER ZIPS CAR WASH)
ON ±1.498 ACRES OFFERED
AT A SUBSTANTIAL
DISCOUNT BELOW
REPLACEMENT
COST

SIGNIFICANT
VALUE ADD
OPPORTUNITY VIA
STRATEGIC LONG TERM
LEASE-UP AT MARKET
RATES, REPOSITIONING
OR ADAPTIVE REUSE;
FLEXIBLE
ZONING

PRIME
FRONTAGE ALONG A
HIGH-TRAFFIC RETAIL
CORRIDOR ON ASHLEY
PHOSPHATE ROAD (±35,521
VPD) WITH DIRECT ACCESS
TO I-26 (±165K+ VPD) NEAR
CHARLESTON
INTERNATIONAL
AIRPORT

3955 ASHLEY PHOSPHATE ROAD, NORTH CHARLESTON, SC 29418

ONLINE AUCTION: MAY 4-6, 2026 | ABSOLUTE \$1 AUCTION



**BUILDING SIZE: ±5,039
TOTAL SQUARE FEET**

**PROPERTY TYPE: CAR
WASH/RETAIL**

YEAR BUILT: 2007

CHARLESTON MSA

BUILDINGS: ONE (1)

STORIES: ONE

FREESTANDING

±3-MI TO I-26

**PARCEL NUMBER:
1721515020000**

TENANCY: SINGLE

6 OPEN ENDED WASH BAYS

**±5-MI TO CHARLESTON AIR
FORCE BASE / INT'L AIRPORT**

**LOT SIZE: ±1.498 AC
(±65,234 TOTAL SF)**

OCCUPANCY: VACANT

PARKING: 32 SPACES

±30-MIN TO CHARLESTON

PYLON SIGN

**ZONING: "I" INDUSTRIAL
DISTRICT**

±\$100k AVG HH INCOME (3-MI)

Marcus & Millichap, in conjunction with RI Marketplace, is pleased to present the opportunity to acquire a vacant, free-standing retail building with an adjacent car wash located at 3955 Ashley Phosphate Road in North Charleston, South Carolina 29418 (the "Property"). Previously occupied by Zips Car Wash, the Property is being offered significantly below replacement cost, presenting an attractive acquisition opportunity for owner-users and investors seeking a well-located commercial asset with meaningful value-add potential. **FIRST BID MEETS RESERVE!**

Originally constructed in 2007, the Property consists of a one-story, free-standing building totaling ±5,039 square feet, featuring a retail/service space with an attached automatic car wash. The site also includes six (6) covered open-ended car wash bays and an ice vending machine, providing additional operational flexibility. Situated on a ±1.498-acre parcel (±65,234 SF), the Property offers strong functionality with 32 surface parking spaces and convenient access via two points of ingress and egress along Ashley Phosphate Road and Hanniford Drive. Zoned "I" Industrial by Dorchester County, the site allows for a variety of commercial uses, providing long-term flexibility for repositioning or re-tenanting. This former Zips Car Wash represents a compelling opportunity to capitalize on the strong fundamentals of the North Charleston market and provides the potential for substantial value creation through adaptive re-use or lease-up at market rates, making it an attractive investment for both users and investors focused on growth and adaptability. According to CoStar, retail rents in the area range from approximately \$18 to \$21 per square foot NNN, supporting the potential for significant value-add through lease-up or adaptive reuse in one of the fastest-growing regions in the Southeast.

North Charleston has experienced significant population and economic growth in recent years and has emerged as one of the Charleston region's primary commercial and employment centers. The Property is strategically positioned along Ashley Phosphate Road, one of North Charleston's primary commercial corridors with nearly 36,000 vehicles per day (VPD) passing the site, and offers convenient access to Interstate 26, which carries more than 165,000 VPD and provides direct connectivity throughout the Charleston metropolitan area. The surrounding area features a strong concentration of national retailers, restaurants, and service providers that generate consistent daily traffic and support a stable consumer base. The market is further strengthened by a dense employment corridor anchored by major regional employers including Charleston International Airport (±5-Mi), Joint Base Charleston (±6-Mi), and Boeing's 787 Dreamliner manufacturing campus (±7-Mi), which collectively support thousands of jobs and drive economic activity throughout the area. Within a ±3-Mi trade area, the population totals ±57,496 residents with an average household income (AHHI) above ±\$100K, while the ±5-Mi trade area expands to ±130,386 residents with an AHHI of ±\$95,137. With its combination of dense residential neighborhoods, major employment drivers, and strong regional accessibility, the Property is well positioned to capture demand from both local residents and the broader Charleston metropolitan market.

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for zoning, lot size/land area, building size, and number of parking spaces. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.

NORTH CHARLESTON, SC

CVS planet fitness
 sears HOME SERVICES
 DUTCH BROS Coffee
WALGREENS

 **BOSCH**

 **WABCO**

**L&W
SUPPLY**

Smith Dray Line
 MOVING WHAT MATTERS TO YOU SINCE 1888

 **±35,521**
 VPD (2025)


O'Reilly
 AUTO PARTS

\$1
 ABSOLUTE
 AUCTION

VIEW ONLINE AUCTION
 MAY 4-6, 2026



PROPERTY
PHOTOS

VIEW ONLINE AUCTION
MAY 4-6, 2026

FORMER ZIPS CAR WASH



\$1
ABSOLUTE
AUCTION



NORTH CHARLESTON, SC

FREE-STANDING BUILDING FLEXIBLE ZONING

**\$1
ABSOLUTE
AUCTION**



VIEW ONLINE AUCTION
MAY 4-6, 2026



FORMER ZIPS CAR WASH

NORTH CHARLESTON, SC

Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.



WHY NORTH CHARLESTON SOUTH CAROLINA

VIEW ONLINE AUCTION
MAY 4-6, 2026

\$1
ABSOLUTE AUCTION

FORMER ZIPS CAR WASH

NORTH CHARLESTON, SC

PRO-BUSINESS ENVIRONMENT
South Carolina consistently ranks among the most business-friendly states in the U.S., offering a competitive tax structure that includes no inventory tax, no state property tax, and a corporate income tax rate of 5%. Businesses locating in North Charleston have access to economic development incentives, workforce training programs through readySC, and financing tools designed to support new and expanding employers.

STRATEGIC CONNECTIVITY
North Charleston benefits from exceptional connectivity through Interstate 26, Interstate 526, and Interstate 95, providing efficient access throughout the Southeast. The city is also home to Charleston International Airport and Joint Base Charleston, one of the largest military installations in the southeastern United States, supporting more than 22,000 military personnel and civilian employees. These assets, combined with extensive rail infrastructure and the nearby Port of Charleston, reinforce the region's role as a major logistics and distribution hub.

DIVERSE EMPLOYERS & GROWING WORKFORCE
The Charleston region is home to major global employers across aerospace, automotive manufacturing, logistics, and defense. Boeing's 787 Dreamliner campus in North Charleston spans more than 265 acres and employs over 7,800 workers, serving as one of the company's largest manufacturing facilities and the final assembly location for the 787 aircraft. The region also hosts major operations for Volvo Cars, Mercedes-Benz Vans, Bosch, and Joint Base Charleston, supporting a large network of suppliers and logistics providers throughout the Lowcountry.

QUALITY OF LIFE & GROWTH
The Charleston region continues to experience strong population growth and in-migration. The Charleston-North Charleston metropolitan area now exceeds 800,000 residents, with the region adding approximately 40 new residents per day. Coastal amenities, a growing job base, and strong tourism activity continue to support sustained economic expansion throughout the Lowcountry.

ECONOMIC MOMENTUM & NATIONAL RECOGNITION
The Charleston-North Charleston metropolitan area continues to attract major corporate investment across advanced manufacturing sectors. Volvo Cars operates a \$1.2 billion manufacturing campus in nearby Berkeley County, producing vehicles for global markets and employing thousands of workers. This investment has further strengthened the region's automotive manufacturing cluster and helped position the Charleston metro among the fastest-growing economic regions in the Southeastern U.S.

DORCHESTER COUNTY | NORTH CHARLESTON, SC

North Charleston is one of the fastest growing cities in South Carolina and serves as a major economic engine for the Charleston metropolitan area. The city spans portions of Charleston, Dorchester, and Berkeley counties, with the Property located within Dorchester County, one of the region's fastest growing suburban counties within the Lowcountry. Combining a strategic location, pro-business climate, and highly accessible transportation infrastructure, North Charleston continues to experience strong population and economic growth while attracting new investment across multiple industries. Often referred to as the "Hub of the Lowcountry," the city continues to experience strong population and economic growth while attracting new investment across multiple industries.

North Charleston plays a central role in the regional economy and has led the State of South Carolina in retail sales for more than 21 consecutive years, reflecting the strength of its commercial corridors, consumer base, and regional accessibility. North Charleston's diverse economy is supported by a young, highly skilled workforce and a strong pipeline of talent from regional universities, technical colleges, and workforce training programs. North Charleston's economic base is driven by a diverse mix of industries including aerospace, automotive, aviation, bioscience, defense, renewable energy, financial services, and information technology. Major employers and industry clusters throughout the region continue to attract new businesses and support long-term economic expansion. The city's business-friendly environment, combined with available incentives, financing programs, and workforce development initiatives, allows companies locating in North Charleston to remain competitive in both national and global markets.

Strategically positioned within the Charleston metro area, North Charleston benefits from exceptional connectivity via Interstate 26, Interstate 526, and Interstate 95, as well as multiple rail lines transporting both freight and passenger traffic. The city is also home to Charleston International Airport and is located near the Port of Charleston, one of the deepest and most productive ports on the East Coast. These multimodal transportation assets reinforce North Charleston's role as a critical logistics, manufacturing, and distribution hub within the Southeastern United States.

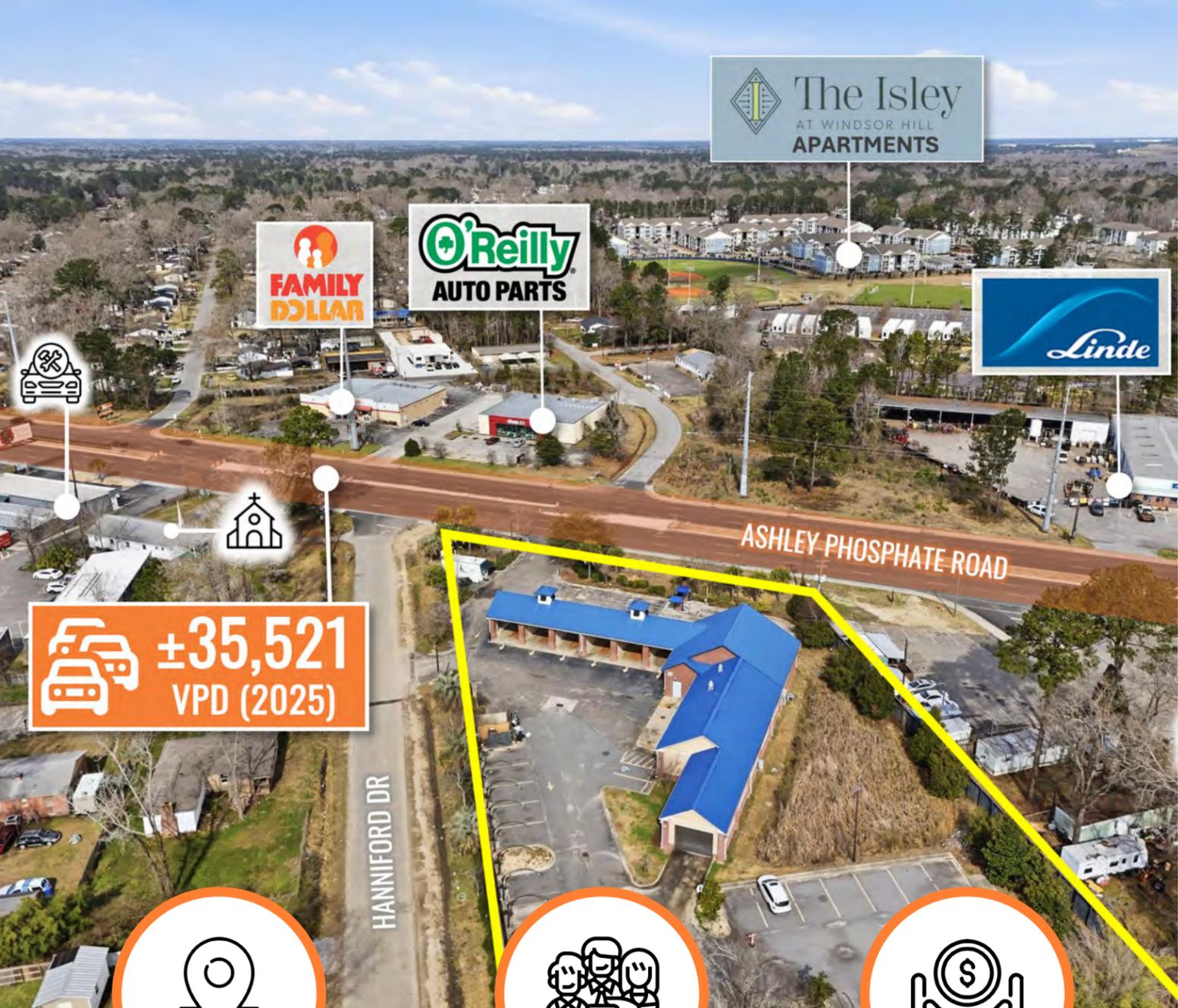
With continued public and private investment, strong population growth, and a diversified economic base, North Charleston remains one of the most dynamic business environments in South Carolina and a key driver of economic activity throughout the Charleston metropolitan region.

SOURCE: https://www.northcharleston.org/business/economic_development/index.php; <https://www.charlestoncounty.org/>; <https://www.sccommerce.com/industries>; <https://charlestondaily.net/charleston-ranked-11-among-the-best-performing-cities-in-the-u-s-adding-21k-new-jobs/>

Charleston-North Charleston, SC MSA
City Size: Large
BPC Ranking: 11 (Top-Performing Metro Area)

#11
U.S. Best Performing Cities

MILKEN INSTITUTE



THE REGION'S CENTER OF COMMERCE

THE CHARLESTON MSA

VIEW ONLINE AUCTION
MAY 4-6, 2026

The Charleston metropolitan area is one of the fastest growing regions in the Southeastern United States and serves as the economic center of South Carolina's Lowcountry. Anchored by the City of Charleston and supported by surrounding communities including North Charleston, Mount Pleasant, Summerville, and Goose Creek, the Charleston MSA is home to more than 800,000 residents and continues to experience sustained population and economic growth.

Strategically positioned along the Atlantic Coast, the region benefits from exceptional global connectivity through Interstate 26, Interstate 95, Charleston International Airport, and the Port of Charleston, one of the busiest container ports on the East Coast. The Property located at 3955 Ashley Phosphate Road in North Charleston benefits from this regional accessibility, situated approximately ±4-Mi from Charleston International Airport and Boeing's 787 Dreamliner campus, ±6-Mi from Joint Base Charleston, ±14-Mi from the Port of Charleston, and ±12-Mi from Downtown Charleston. These transportation assets support a thriving logistics, manufacturing, and distribution economy that connects the region to national and international markets.

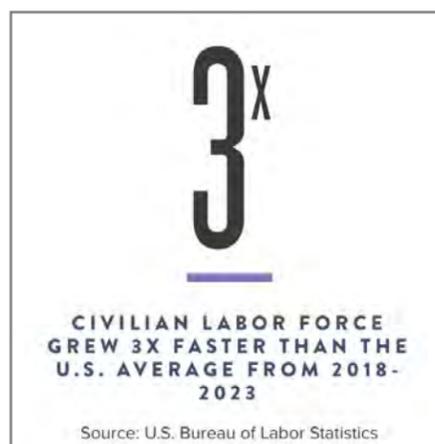
The Charleston region has emerged as a major hub for aerospace, automotive manufacturing, advanced logistics, defense, and technology industries. Global employers including Boeing, Volvo Cars, Mercedes-Benz Vans, Bosch, and Joint Base Charleston anchor the region's economic base and support a large network of suppliers, manufacturers, and logistics providers across the Lowcountry.

The metro area's strong growth is supported by continued population migration, a highly skilled workforce, and a strong quality of life driven by coastal amenities, historic communities, and expanding employment opportunities. This balance of economic opportunity, connectivity, and livability continues to position the Charleston MSA as one of the most dynamic and fastest growing metropolitan areas in the United States.



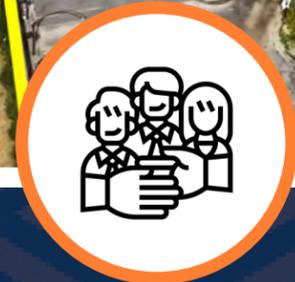
BEST CITY IN U.S. & CANADA, & #2 WORLD'S BEST CITY

Charleston took home Travel & Leisure's top honor for favorite North American City and #2 City in the World for its inviting hotels, excellent dining, and unique historical attractions.



ESTABLISHED REGION

The Charleston region is one of the most established economic centers in the Southeast, supported by a diverse economy spanning aerospace, automotive manufacturing, logistics, tourism, and defense. Major global employers including Boeing and Volvo Cars have established significant operations in the region, reinforcing Charleston's role as a premier manufacturing and distribution hub along the East Coast.



BUSINESS ADVANTAGES

South Carolina consistently ranks among the most business-friendly states in the United States. Companies benefit from competitive tax policies, workforce development programs, and a strong pipeline of talent from regional universities and technical colleges. The Charleston region's growing population and expanding infrastructure continue to attract new investment across multiple industries.



COMPETITIVE BUSINESS COSTS

The Charleston region offers a favorable cost structure compared to many major U.S. metropolitan areas, including competitive corporate tax rates, lower operating costs, and access to a skilled workforce. Combined with strong transportation infrastructure and continued economic investment, the region provides an attractive environment for businesses seeking long-term growth in the Southeast.

SOURCE: <https://www.charlestoncounty.org>; <https://www.charlestonregion.com>; <https://scspa.com>; <https://www.northcharleston.org>; <https://www.bls.gov>; <https://www.census.gov>

EXPANDED AERIAL



WALGREENS



HANNIFORD DR

ASHLEY PHOSPHATE ROAD



THE PROPERTY OFFERS STRONG VISIBILITY AND ACCESS WITHIN A HIGH-TRAFFIC CORRIDOR SURROUNDED BY DAILY-NEEDS RETAIL AND SERVICE PROVIDERS, AND IS PROXIMATE TO NORTH CHARLESTON'S EMPLOYMENT CENTERS AND ECONOMIC DRIVERS

±35,521 VPD (2025)

VIEW ONLINE AUCTION MAY 4-6, 2026

FORMER ZIPS CAR WASH

NORTH CHARLESTON, SC

CHARLESTON MSA DRIVE TIME MAP (10, 20, 30-MINUTES)

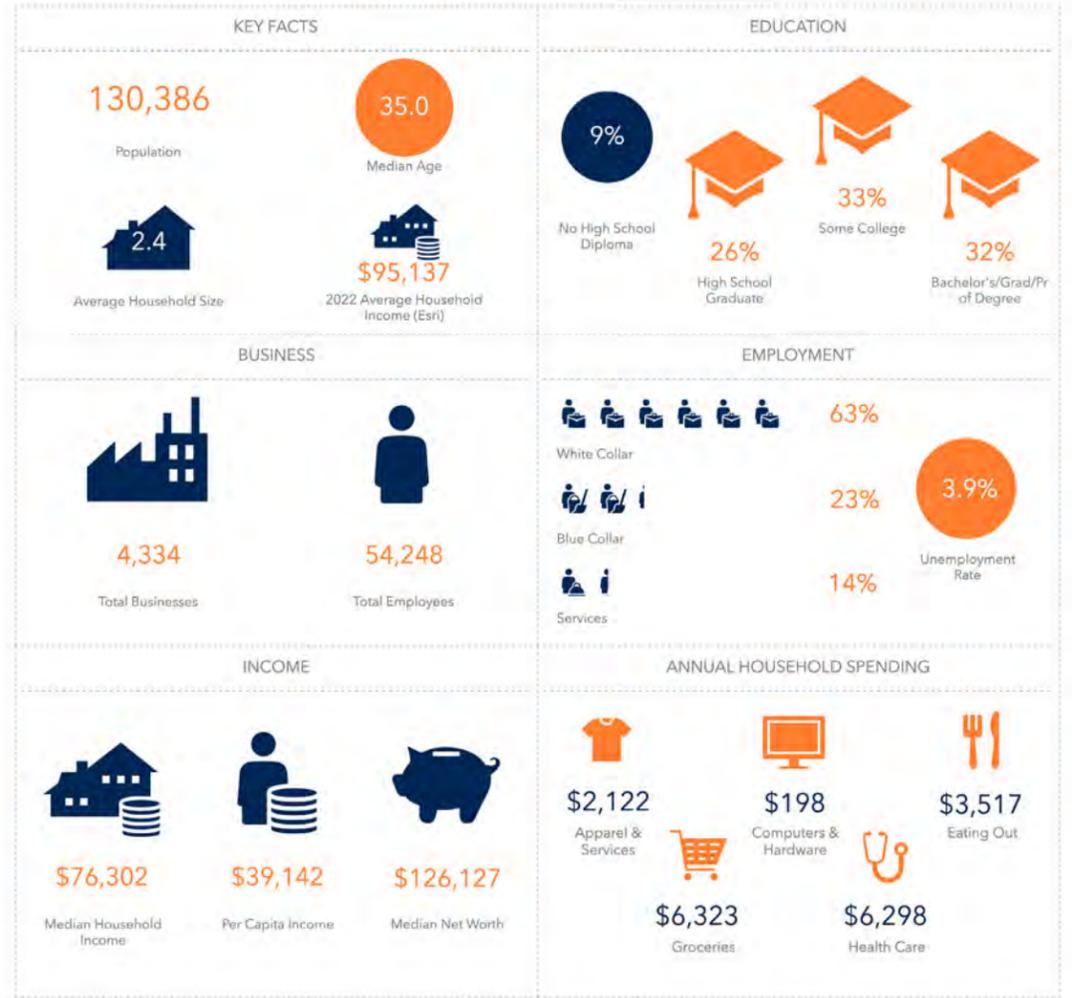
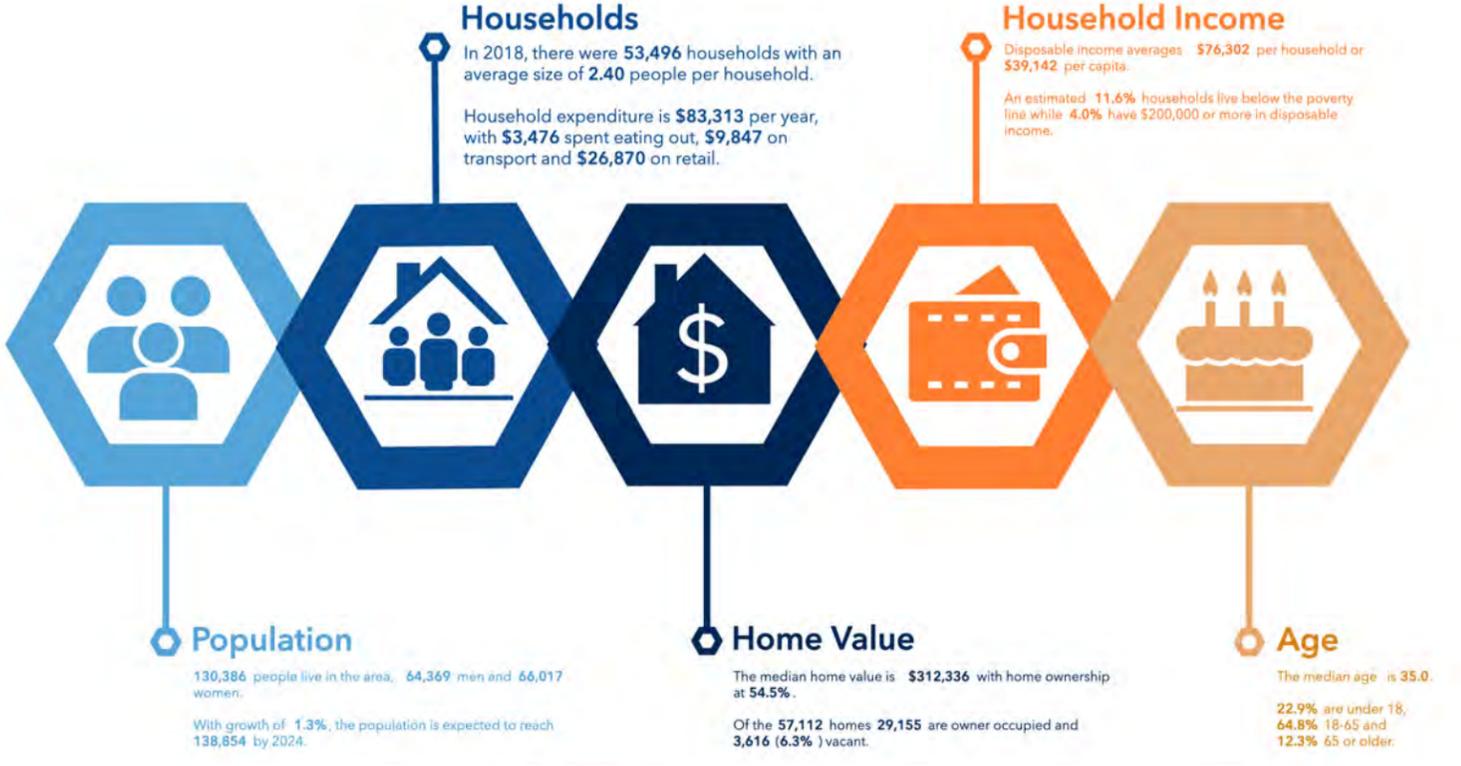


**\$1
ABSOLUTE
AUCTION**

5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
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FORMER ZIPS CAR WASH



NORTH CHARLESTON, SC



ONLINE AUCTION

STARTING BID \$1
FIRST BID MEETS RESERVE
AUCTION DATES: MAY 4-6, 2026
CLICK TO VIEW AUCTION WEBSITE

FORMER ZIPS CAR WASH

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for MAY 4-6, 2026.

ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a \$1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

NON-ENDORSEMENT & DISCLAIMER NOTICES

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAH1240080

FOR AUCTION RELATED QUESTIONS

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BEN YELM, BROKER OF RECORD

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NORTH CHARLESTON, SC