

EXPRESS CAR WASH ON ±1.0 AC

6390 BELLS FERRY RD, ACWORTH, GA 30102
(COBB COUNTY)

FOR SALE



AVAILABLE SPACE

Existing Express Car Wash on ±1.0 AC

PROPERTY HIGHLIGHTS

- Existing Express Car Wash on ±1.0 AC
- Located just south of Walmart and Lidl on Bells Ferry Rd
- Currently operated as Frontline Auto Spa – no restrictions on new buyer re-branding
- Existing Express Car Wash consisting of:
 - Sonny’s equipment (chain & conveyor system)
 - 100’ tunnel
 - 22 vacuums
 - 2 pay stations

TRAFFIC COUNTS

27,000 AADT on Bells Ferry Rd

DEMOGRAPHICS

	1 Mile	3 Mile	5 mile
Population	9,792	68,185	156,247
Households	3,286	23,558	55,255
Avg HH Income	\$94,750	\$104,779	\$99,512

TENANTS IN IMMEDIATE AREA



851 Broken Sound Parkway NW, Suite 160, Boca Raton, FL 33487 | www.sracre.com

*The information herein was obtained from third parties. Any and all interested parties should have their choice of experts inspect the property and verify all information. Southeast Retail Advisors, Inc. makes no warranties or guarantees as to the information given to any prospective Buyer or Tenant.

**SOUTHEAST
RETAIL ADVISORS**

CONTACT INFO
LINDSEY MEYERS, Principal | Broker
Lindsey@sracre.com
404.556.4960

SITE PLAN

LINE	DISTANCE	DIRECTION
1	15.00'	N89°29'32" W
2	67.31'	S89°29'32" E
3	29.63'	S00°23'03" E
4	18.09'	N89°29'32" W
5	14.72'	N89°46'14" E
6	10.09'	S00°23'03" E
7	7.03'	S89°29'32" W
8	49.00'	S00°23'03" E
9	36.00'	S89°46'14" E
10	42.00'	N89°29'32" W
11	11.11'	S00°23'03" E
12	30.68'	N89°46'14" E
13	35.25'	S00°23'03" W
14	37.52'	S89°29'32" W

LEGAL (VACUUM (AS SHOWN))
UPPER FALLS CANYON

All that part or parcel of land (being) being located in Land Lot 873 in the 2nd District, 2nd Section, Cherokee County, Georgia, and being more particularly described as follows:

REQUIREMENTS of an Easement (hereinafter) located at the intersection of the Eastern right-of-way of Bulls Ferry Road (hereinafter) right-of-way (hereinafter) and the westerly right-of-way of Blounts Central Road (hereinafter) right-of-way (hereinafter) for a distance of 107.14 feet, commencing at the intersection of said roads, and extending westerly along the center of a 30' Easement/egress easement which is shown on the plat hereby recorded in the office of the Clerk of Superior Court for the County of Cherokee, Georgia, and being more particularly described as follows: (1) a 30' Easement/egress easement with the center of said Easement/egress easement for a distance of 107.14 feet to the center of the road (hereinafter) right-of-way of Bulls Ferry Road (hereinafter) right-of-way (hereinafter) for a distance of 18.09 feet to the center of the road (hereinafter) right-of-way of Blounts Central Road (hereinafter) right-of-way (hereinafter) for a distance of 10.09 feet to the center of the road (hereinafter) right-of-way of Bulls Ferry Road (hereinafter) right-of-way (hereinafter) for a distance of 7.03 feet to the center of the road (hereinafter) right-of-way of Blounts Central Road (hereinafter) right-of-way (hereinafter) for a distance of 49.00 feet to the center of the road (hereinafter) right-of-way of Bulls Ferry Road (hereinafter) right-of-way (hereinafter) for a distance of 36.00 feet to the center of the road (hereinafter) right-of-way of Blounts Central Road (hereinafter) right-of-way (hereinafter) for a distance of 42.00 feet to the center of the road (hereinafter) right-of-way of Bulls Ferry Road (hereinafter) right-of-way (hereinafter) for a distance of 11.11 feet to the center of the road (hereinafter) right-of-way of Blounts Central Road (hereinafter) right-of-way (hereinafter) for a distance of 30.68 feet to the center of the road (hereinafter) right-of-way of Bulls Ferry Road (hereinafter) right-of-way (hereinafter) for a distance of 35.25 feet to the center of the road (hereinafter) right-of-way of Blounts Central Road (hereinafter) right-of-way (hereinafter) for a distance of 37.52 feet to the center of the road (hereinafter) right-of-way of Bulls Ferry Road (hereinafter) right-of-way (hereinafter) which is the POINT OF BEGINNING.

BELLS FERRY ROAD (R/W VARIES)

30' Joint Ingress/Egress Easement (No recorded document found)
New or Formerly ATTC W/ SELF STORAGE LLC ZONED DC PG 3-1 PG 23

N89°54'57" E 286.36'

30' ACCESS EGRESS TO U/G DISTRIBUTION POSE

Drop Well

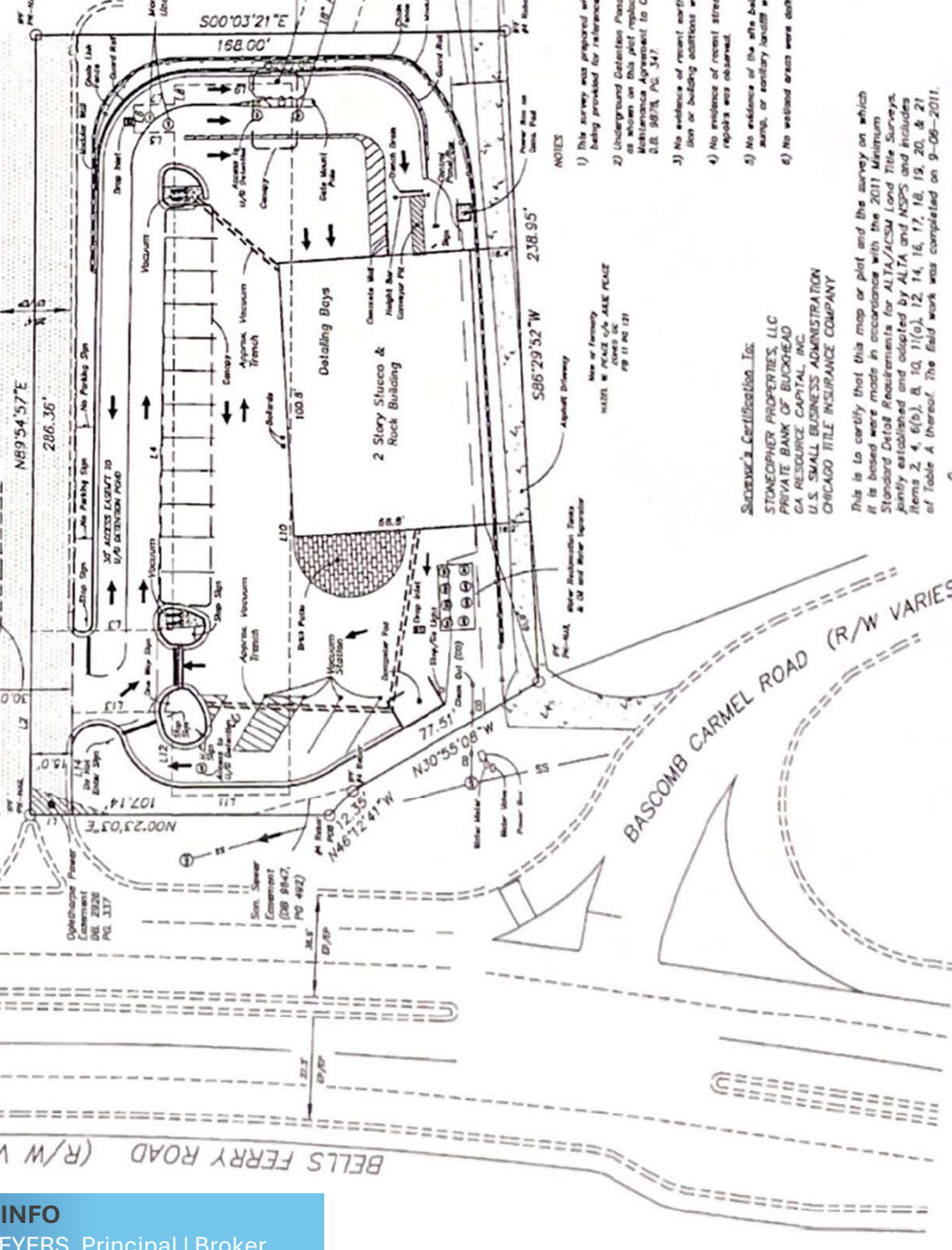
Vacuum Station

2 Story Stucco & Rock Building

Detailing Boils

Bascomb Carmel Road (R/W VARIES)

Notes and technical details including bearings and distances: N00°23'03" E 107.14', S00°23'03" E 15.00', S89°29'32" W 67.31', S00°23'03" E 29.63', N89°29'32" W 18.09', N89°46'14" E 14.72', S00°23'03" E 10.09', S89°29'32" W 7.03', S00°23'03" E 49.00', S89°46'14" E 36.00', N89°29'32" W 42.00', S00°23'03" E 11.11', S89°46'14" E 30.68', S00°23'03" W 35.25', S89°29'32" W 37.52'



NOTES

- 1) This survey was prepared without a recent title search being provided for reference. All matters of title are as shown on this plat replaces the Easement as shown Maintenance Agreement to Cherokee County recorded U.S. 9878 PG. 347
- 2) Underground Detention Pond Access and Drainage Easement as shown on this plat replaces the Easement as shown Maintenance Agreement to Cherokee County recorded U.S. 9878 PG. 347
- 3) No evidence of recent earth moving work, building or repair was observed.
- 4) No evidence of recent street or sidewalk construction repairs was observed.
- 5) No evidence of the site being used as a valid work site, or any other use was observed.
- 6) No wetland areas were delineated on this site.

Stromac's Certification, Inc.
STONEPHER PROPERTIES, LLC
PRIVATE BANK OF BUCKHEAD
GA RESOURCE CAPITAL, INC.
U.S. SMALL BUSINESS ADMINISTRATION
CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 4, 6(c), 8, 10, 11(c), 12, 14, 16, 17, 18, 19, 20, & 21 of Table A thereof. The field work was completed on 9-06-2011.

M A T M

AERIAL

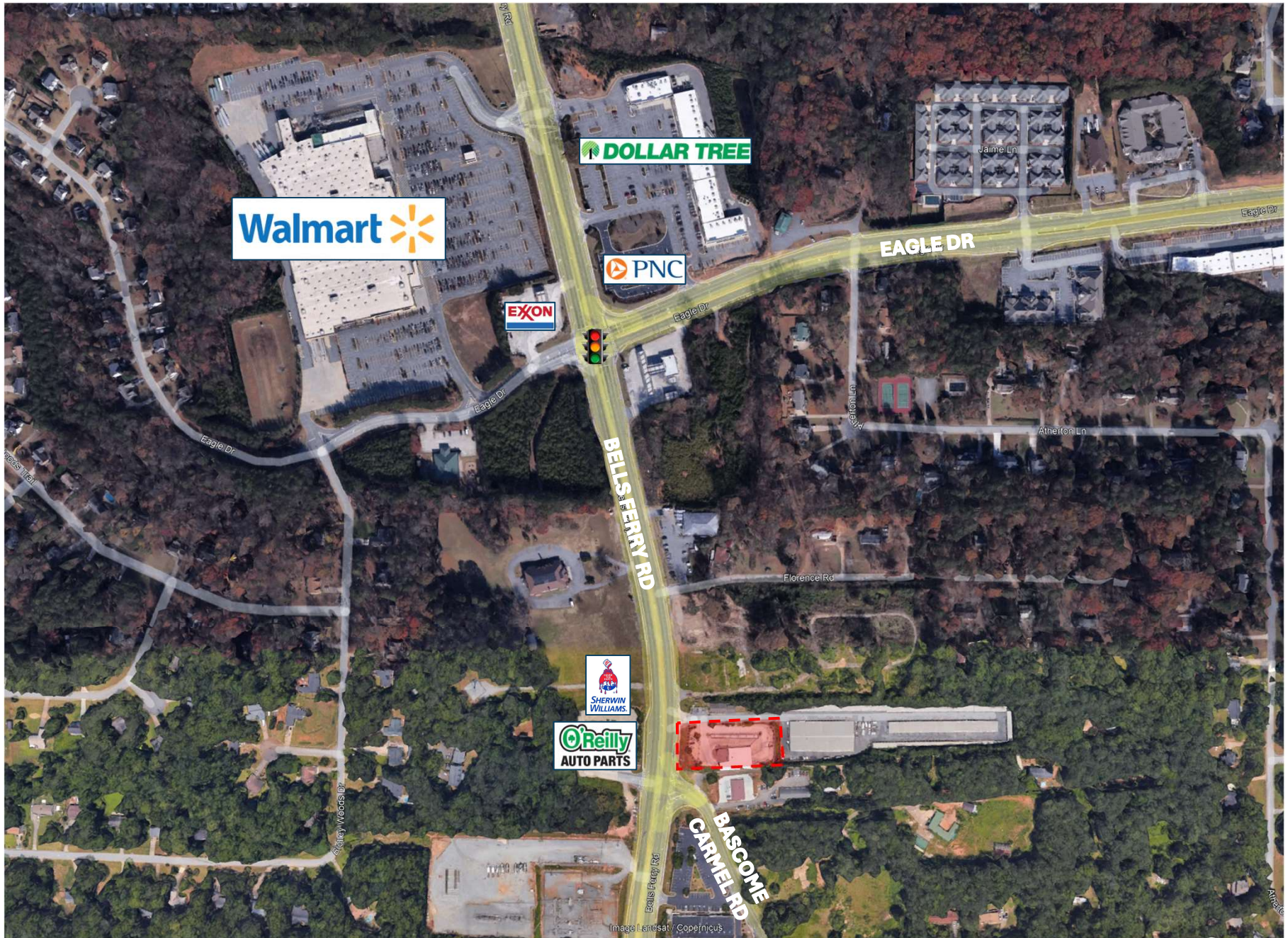


Image Landsat / Copernicus

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