

RETAIL FOR SALE

MT ZION CARWASH

10132 Dixie Hwy, Florence, KY 41042



PROPERTY DESCRIPTION

Discover an outstanding investment opportunity with this self-serve carwash ideally located in the heart of Florence, KY. Boasting a 2,519 SF building and zoned C-1, this property offers an exceptional prospect for retail or street retail investors. Situated on Dixie Highway, this prime location provides high visibility and optimal accessibility, making it the perfect destination for a self-serve carwash operation. With its strategic positioning and ample potential, this property presents a compelling opportunity for those seeking to capitalize on the thriving carwash industry. Don't miss the chance to make this property the cornerstone of your carwash business!

PROPERTY HIGHLIGHTS

- Zoned C-1
- Prime Location on Dixie Highway

OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	0.29 Acres
Building Size:	2,519 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	459	814	1,906
Total Population	1,617	2,641	5,581
Average HH Income	\$54,035	\$56,785	\$69,492

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DERRICK PLUNKETT
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Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com

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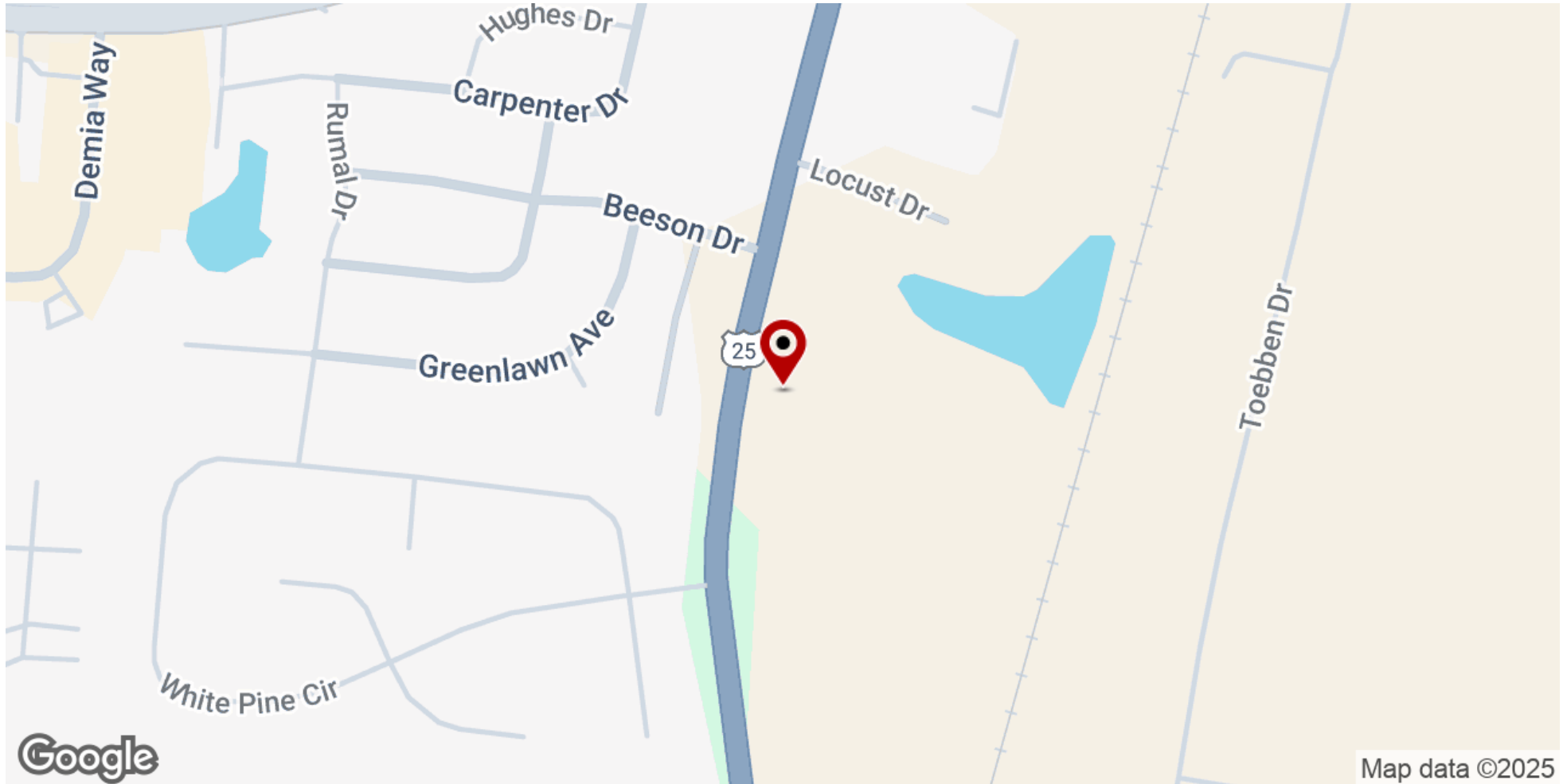
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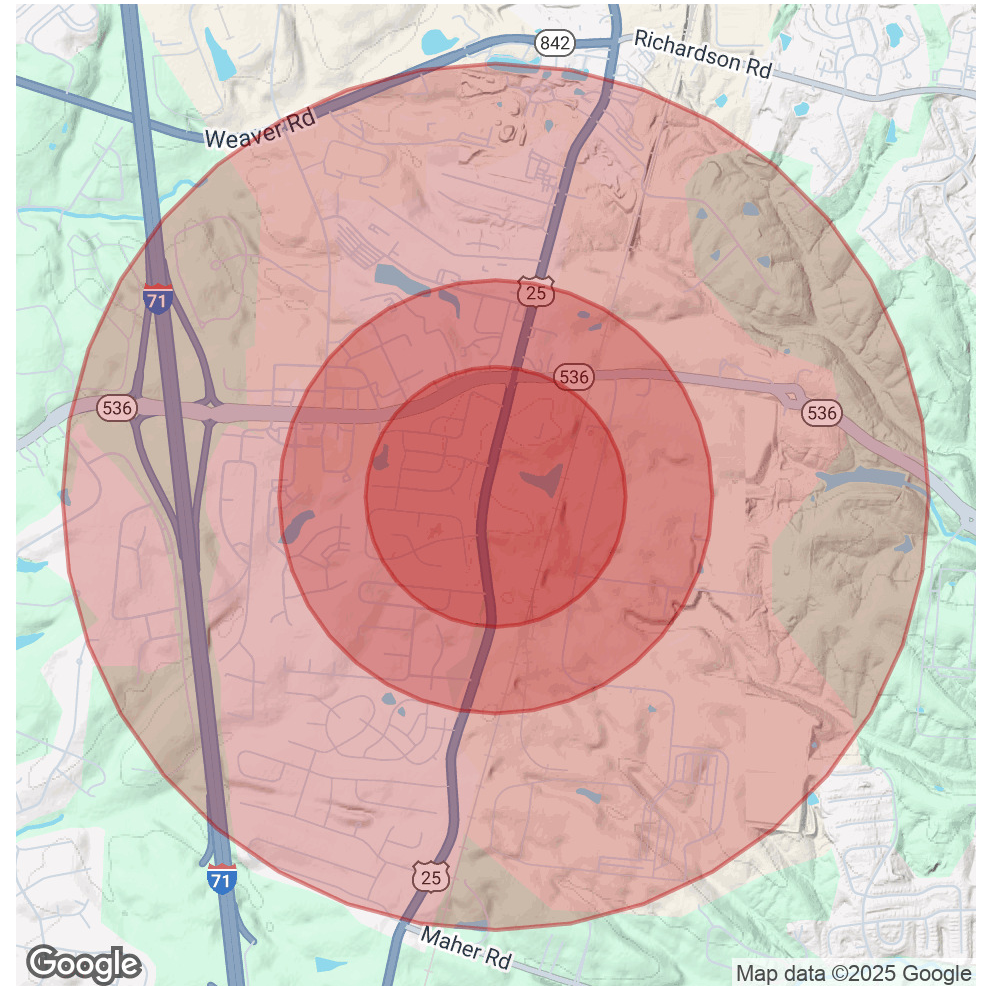
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,617	2,641	5,581
Average Age	29	30	33
Average Age (Male)	28	30	33
Average Age (Female)	29	31	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	459	814	1,906
# of Persons per HH	3.5	3.2	2.9
Average HH Income	\$54,035	\$56,785	\$69,492
Average House Value	\$40,373	\$59,049	\$124,772

Demographics data derived from AlphaMap



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