

FOR SALE

MONROE CAR WASH | MONROE, MICHIGAN



LANCE NUMAN
SENIOR ASSOCIATE

NICHOLAS SHABA
ASSOCIATE

lnuman@cmprealestategroup.com

nshaba@cmprealestategroup.com







6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

| | |
|------------------|-------------------------------|
| Property Address | 1510 W 7 th Street |
| City/Township | Monroe |
| Building Size | 3,288 SF |
| Land Size | 0.78 AC |
| Zoning | C2 |
| Sales Price | \$299,000 |
| Parking | 18 Spaces |

DEMOGRAPHICS (FIVE-MILE RADIUS)

| | |
|---|--|
|  <div>POPULATION 52,167 PEOPLE</div> |  <div>MEDIAN AGE 41.8 YEARS OLD</div> |
|  <div>HOUSEHOLDS 21,324</div> |  <div>CONSUMER SPENDING \$601.8 MILLION ANNUALLY</div> |
|  <div>AVG HOUSEHOLD INCOME \$60,696/ANNUALLY</div> |  <div>DAYTIME POPULATION 23,911 PEOPLE</div> |

AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Excellent Opportunity to acquire a self-service car wash.
- Site is located on W 7th Street just West of Telegraph.
- The wash includes 7 self-service bays and 1 touchless bay.
- Great passive income for someone looking to get into the car wash business.
- Plenty of room for upside and can upgrade equipment, renovate and get into monthly subscription for the touchless bay.





| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|--------|--------|--------|
| 2020 Population | 11,042 | 40,279 | 50,967 |
| 2024 Population | 11,676 | 41,052 | 52,167 |
| 2029 Population Projection | 11,934 | 41,682 | 53,011 |
| Annual Growth 2020-2024 | 1.4% | 0.5% | 0.6% |
| Annual Growth 2024-2029 | 0.4% | 0.3% | 0.3% |
| Median Age | 39.2 | 41 | 41.8 |
| Bachelor's Degree or Higher | 12% | 18% | 19% |

| POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|--------|--------|--------|
| White | 10,062 | 35,125 | 44,947 |
| Black | 204 | 1,049 | 1,122 |
| American Indian/Alaskan Native | 19 | 62 | 76 |
| Asian | 13 | 98 | 115 |
| Hawaiian & Pacific Islander | 9 | 22 | 26 |
| Two or More Races | 1,370 | 4,696 | 5,880 |
| Hispanic Origin | 657 | 2,202 | 2,917 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|----------------------------|----------|----------|----------|
| 2020 Households | 4,700 | 16,663 | 20,898 |
| 2024 Households | 4,939 | 16,930 | 21,324 |
| 2029 Household Projection | 5,042 | 17,177 | 21,652 |
| Owner Occupied Households | 1.2% | 0.4% | 0.4% |
| Renter Occupied Households | 1,857 | 6,252 | 7,056 |
| Avg Household Income | \$58,279 | \$69,943 | \$74,389 |
| Median Household Income | \$48,199 | \$56,260 | \$60,696 |

| INCOME | 1 MILE | 3 MILE | 5 MILE |
|---------------------|--------|--------|--------|
| \$25,000 - 50,000 | 1,150 | 3,770 | 4,504 |
| \$50,000 - 75,000 | 1,199 | 3,282 | 4,361 |
| \$75,000 - 100,000 | 447 | 2,223 | 2,952 |
| \$100,000 - 125,000 | 364 | 1,477 | 1,828 |
| \$125,000 - 150,000 | 110 | 578 | 892 |
| \$150,000 - 200,000 | 253 | 1,095 | 1,596 |
| \$200,000+ | 27 | 503 | 721 |

| DAYTIME EMPLOYMENT | ONE MILE | | | THREE MILE | | | FIVE MILE | | |
|----------------------------------|-----------------|------------------|------------------------|-----------------|------------------|------------------------|-----------------|------------------|------------------------|
| | TOTAL EMPLOYEES | TOTAL BUSINESSES | EMPLOYEES PER BUSINESS | TOTAL EMPLOYEES | TOTAL BUSINESSES | EMPLOYEES PER BUSINESS | TOTAL EMPLOYEES | TOTAL BUSINESSES | EMPLOYEES PER BUSINESS |
| Service-Producing Industries | 3,349 | 379 | 9 | 18,891 | 2,269 | 8 | 20,937 | 2,520 | 8 |
| Trade Transportation & Utilities | 381 | 59 | 6 | 3,528 | 309 | 11 | 3,995 | 354 | 11 |
| Information | 50 | 4 | 13 | 518 | 41 | 13 | 547 | 44 | 12 |
| Financial Activities | 250 | 50 | 5 | 1,234 | 222 | 6 | 1,311 | 245 | 5 |
| Professional & Business Services | 395 | 45 | 9 | 1,233 | 221 | 6 | 1,488 | 259 | 6 |
| Education & Health Services | 910 | 111 | 8 | 6,412 | 971 | 7 | 6,755 | 1,012 | 7 |
| Leisure & Hospitality | 392 | 22 | 18 | 2,323 | 138 | 17 | 2,884 | 180 | 16 |
| Other Services | 496 | 72 | 7 | 1,684 | 267 | 6 | 1,905 | 314 | 6 |
| Public Administration | 475 | 16 | 30 | 1,959 | 100 | 20 | 2,052 | 112 | 18 |
| Goods-Producing Industries | 598 | 37 | 16 | 2,035 | 124 | 16 | 2,974 | 180 | 17 |
| Natural Resources & Mining | 0 | 0 | - | 4 | 1 | 4 | 23 | 8 | 3 |
| Construction | 240 | 26 | 9 | 531 | 77 | 7 | 1,146 | 111 | 10 |
| Manufacturing | 358 | 11 | 33 | 1,500 | 46 | 33 | 1,805 | 61 | 30 |
| Total | 3,947 | 416 | 9 | 20,926 | 2,393 | 9 | 23,911 | 2,700 | 9 |



EXCLUSIVELY LISTED BY:

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CONTACT US:



6476 Orchard Lake Road, Suite A
West Bloomfield, Michigan 48322



(P): 248.538.2000
(F): 248.538.9905



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Website: www.cmprealestategroup.com



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