

## INVESTMENT OPPORTUNITY

### SELF-SERVICE / AUTOMATIC CAR WASH



**1521 FOREST HILL ROAD  
MACON, BIBB COUNTY, GEORGIA 31210**

**DEIDRA STEWART  
EXCLUSIVE AGENT**

478.508.2652 CELL  
deidra@cbcgeorgia.com  
cbcmacon.com

990 Riverside Drive  
Macon, GA 31201  
478.746.8171 OFFICE

**SALES PRICE: \$1,100,000**



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Created 2/3/25



## PROPERTY HIGHLIGHTS

- Located in North Macon near the intersection of Forest Hill Road & Northside Drive
- One mile from Interstate 75, Exit 169
- 19,300± AVG VPD (2023 GDOT) on Northside
- High traffic location

## PROPERTY SUMMARY

- 3,270± SF Eight-Bay Car Wash
- One Automatic Istobal M22 Soft Foam Friction
- One Dog Wash Bay
- One Hamilton Bill to Bill Changer
- One Hamilton "Dual" Bill to Bill Changer
- Eight Vacuums
- 0.75 Acres
- Monument Sign
- Financials Upon Request

**SALES PRICE: \$1,100,000**



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## PROPERTY OVERVIEW

### 3,270± SF Eight-Bay Self-Serve Car Wash

- 630± SF Automatic Istobal M22 soft foam friction
  - Seven self-serve bays
  - Eight vacuum islands
- One Hamilton Bill to Bill changer
- One Hamilton "Dual" Bill to Bill changer
- Vending area with cleaners and fresheners
- Includes all equipment
- Equipment room

#### Buildings

#### Financials

Available Upon Request

#### Site

0.75 Acres

#### Year Built

1995

#### Signage

Monument sign

#### Roof

Metal

#### Walls

Stucco with ceramic tile

#### Plumbing

- Spray gun & brush in each bay
- Adequate drainage in each bay

#### Parking

Concrete

#### Utilities

All public utilities available to site

#### Zoning

C1

#### Property Tax Bill

\$2,993 (2024)



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## AERIAL PARCEL MAP



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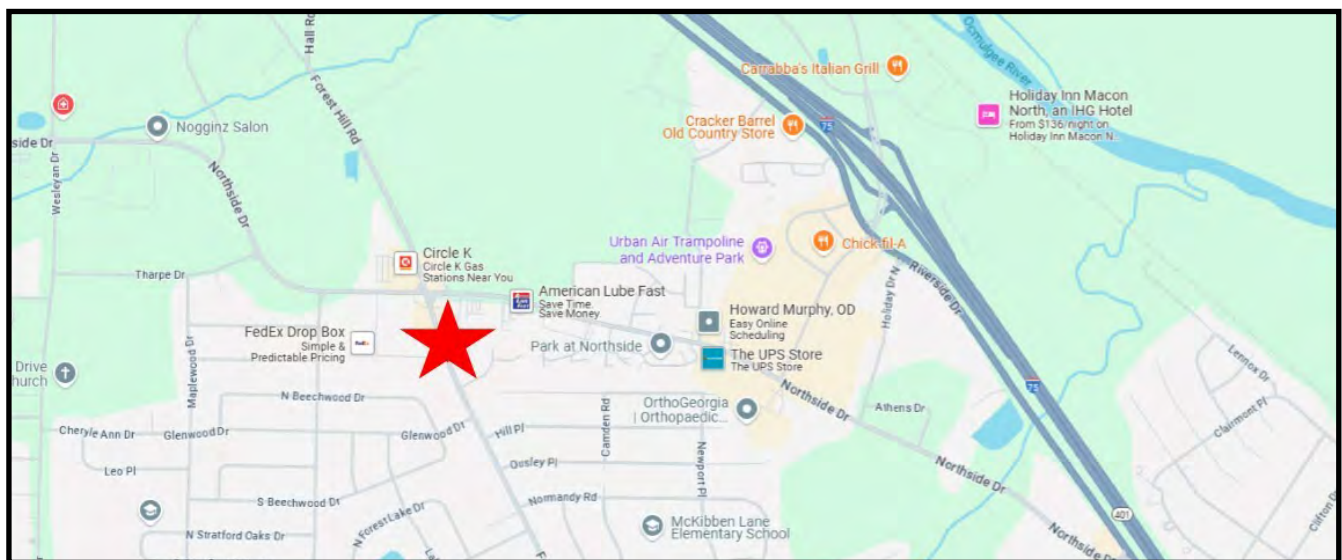
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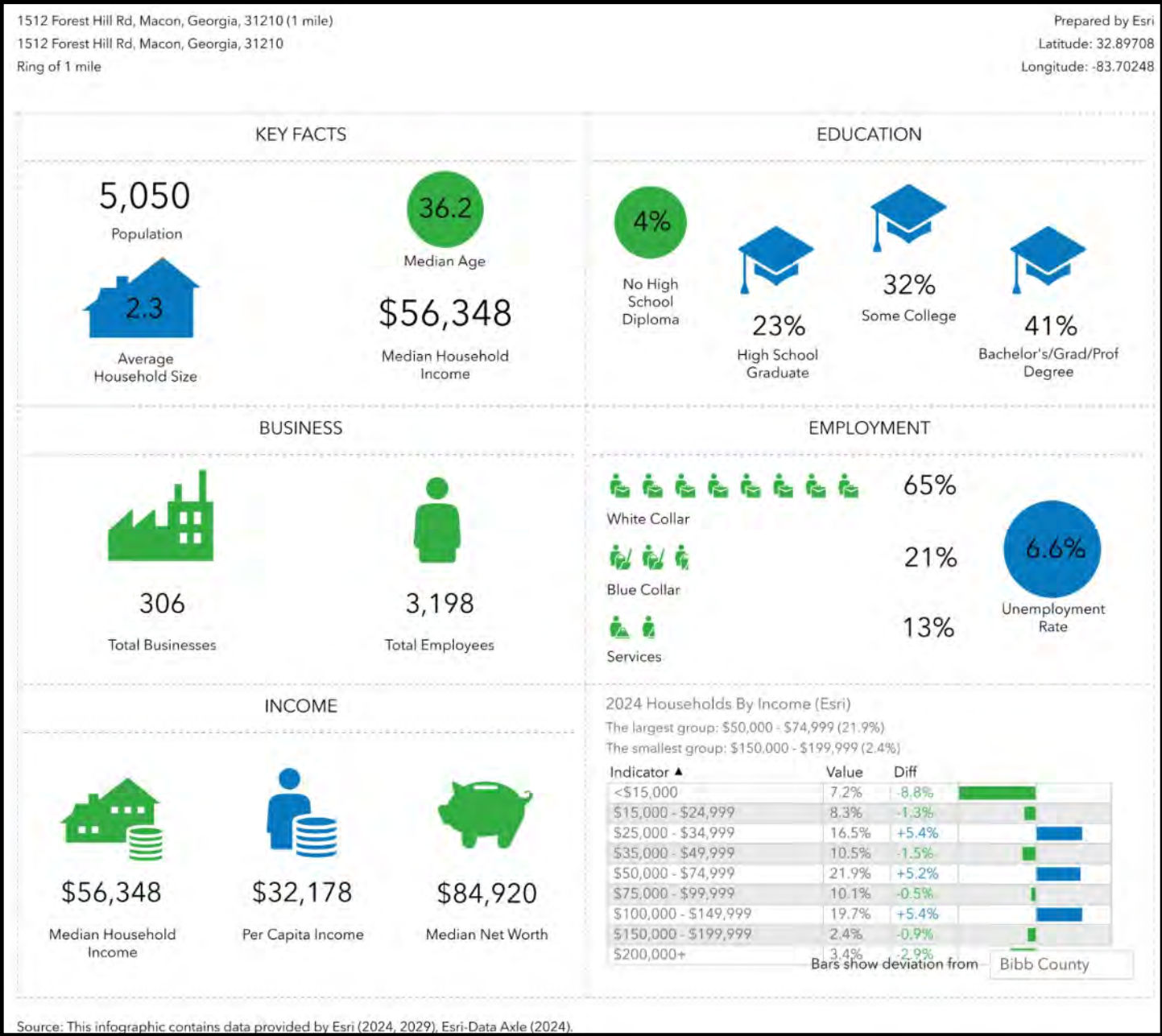
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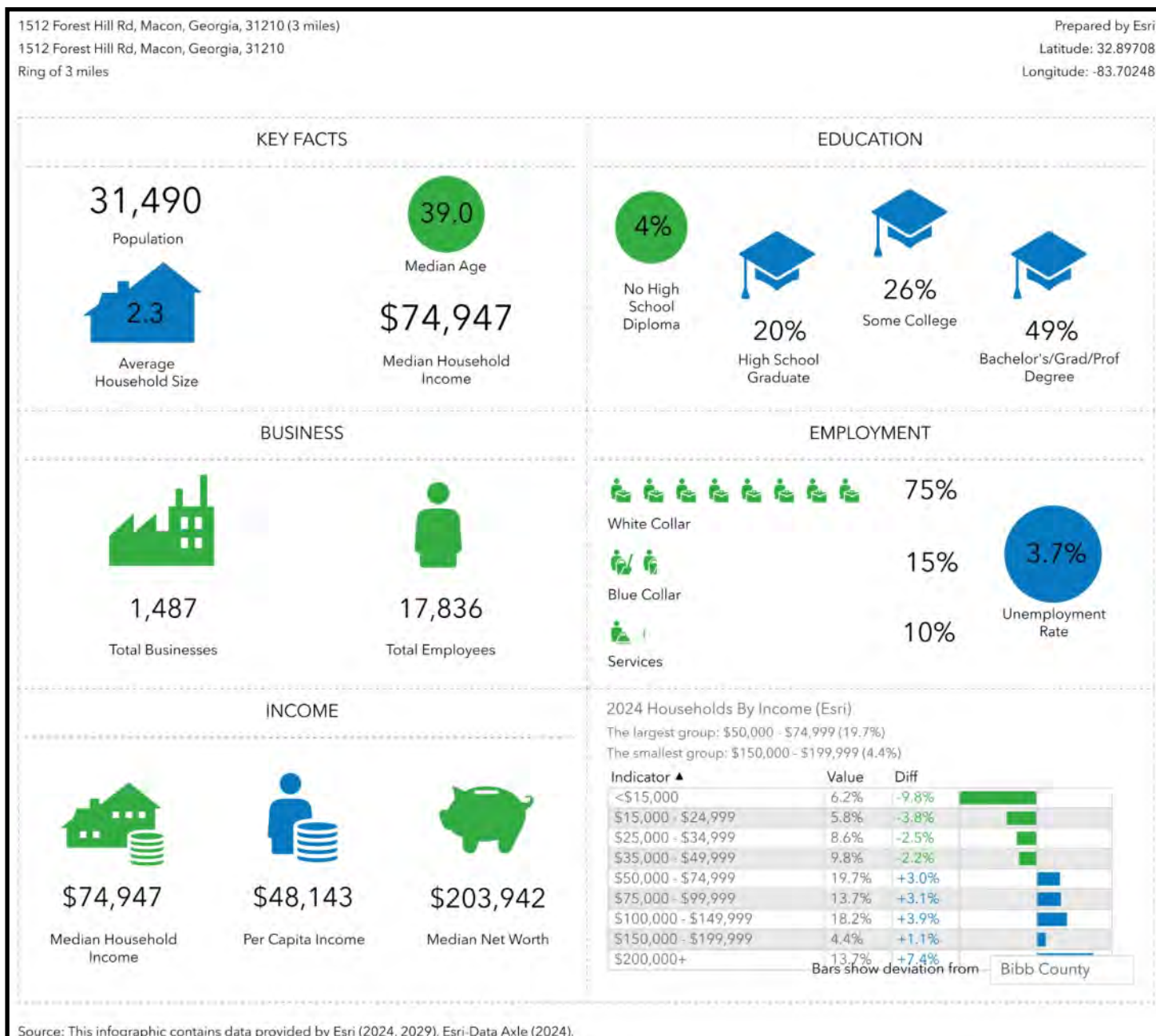
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DEMOGRAPHICS - 1 MILE



## DEMOGRAPHICS - 3 MILE



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DEMOGRAPHICS - 5 MILE

