

For Sale

Car Wash

2,970 SF | \$1,260,000



Monroe, GA Car Wash

690 W Spring Street
Monroe, Georgia 30655

Property Description

This car wash investment is comprised of a highly visible car wash with established cash flow. This property features 6 self-service bays and a touch-free automatic wash, situated in a prime Monroe, GA location. The property is currently generating an in-place NOI of \$115,989. Positioned for success in a high-traffic area, this investment opportunity provides a solid foundation for long-term profitability and a compelling return on investment.

Location Overview

This car wash location is centrally located in a high-traffic area of Monroe, GA. Monroe is experiencing significant population growth, with a 7.62% increase since 2020. This property is just minutes from the popular historic downtown.

Property Highlights

- 6 self-service bays plus a touch-free automatic wash
- Centrally located in Monroe, GA
- In-place NOI of \$115,989 (based on 2024 YTD numbers being annualized as of 8/28/24)

OFFERING SUMMARY

Sale Price	\$1,260,000
Building Size	2,970 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.3 Miles	335	\$62,066
0.5 Miles	1,579	\$59,371
1 Mile	6,894	\$57,513

For more information

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Additional Photos



Annualized 2024 (As of 8/28/24)

Gross Revenues - Car Wash Operations	\$170,428
Revenue from "Walk-Away" Tokens	\$2,971

Total Revenues \$173,399

Annualized 2024 Expenses

Advertising & Promotion	\$200
Credit Card Fees	\$2,368
CC Testing	\$70
Chemicals	\$1,673
Equipment & Tools	\$2,179
Fuel	\$32
Insurance	\$5,459
Licenses & Membership Fees	\$302
*Management Fee	\$17,043
Office Supplies	\$26
Property Taxes	\$4,406
Repairs and Maintenance	\$5,013
Signs	\$17
Supplies	\$566
Utilities	\$18,057

Total Expenses \$57,411

NOI \$115,988

*Owner Operator - Estimated Management Fee at 10% of Total Income

3 Mile Demographics

KEY FACTS

20,318

Population



2.6

Average Household Size

37.8

Median Age

\$52,165

Median Household Income

EDUCATION

19%

No High School Diploma



36%

High School Graduate



26%

Some College



18%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,031

Total Businesses



11,131

Total Employees

EMPLOYMENT



52%

White Collar



36%

Blue Collar



12%

Services

6.6%

Unemployment Rate

INCOME



\$52,165

Median Household Income



\$28,176

Per Capita Income



\$83,829

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (15.9%)

The smallest group: \$200,000+ (4.0%)

Indicator ▲	Value	Diff	
<\$15,000	11.8%	+5.9%	
\$15,000 - \$24,999	13.4%	+7.2%	
\$25,000 - \$34,999	9.1%	+3.3%	
\$35,000 - \$49,999	13.8%	+3.2%	
\$50,000 - \$74,999	15.9%	+4.3%	
\$75,000 - \$99,999	13.5%	-2.1%	
\$100,000 - \$149,999	13.3%	-8.5%	
\$150,000 - \$199,999	5.2%	-6.5%	
\$200,000+	4.0%	-6.8%	

Bars show deviation from Walton County

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2023, 2028.

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Location Map

