

# FOR LEASE OR SALE - FORMER CAR WASH

9025 JAC CATE RD, OOLTEWAH, TN 37363

# FOR SALE & LEASE



## LOCATION DESCRIPTION

Positioned in the growing Ooltewah/Collegedale corridor east of I-75, this former Zips Car Wash offers 4,460 SF on 1.79 acres at 9025 Jac Cate Road. The site provides excellent utility with 21 parking spaces, full public access, and legally conforming zoning (C-2 Shopping Center Commercial District). While tucked just off Lee Highway, the property benefits from quick connections to major arterials including Lee Highway, Apison Pike, and Ooltewah-Ringgold Road—making it a strong candidate for another express car wash, automotive service, or other value-oriented retail use.



## PROPERTY HIGHLIGHTS

- 4,460 SF building on 1.79 acres with public access from Jac Cate Road
- 21 parking spaces, including ADA
- Proximate to Walmart Supercenter & Lee Hwy retail node at Little Debbie Pkwy
- Average daily traffic on Little Debbie Parkway 13,734



## DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
2025 Total Population	3,711	24,286	62,077
2025 Total Households	1,671	9,118	23,387
2025 Average Household Income	\$102,832	\$112,218	\$127,734



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