



**TURNKEY EXPRESS
CARWASH WITH HIGH
TRAFFIC EXPOSURE**



**ATLANTA LEASING
& INVESTMENT**

AQUA SPRINGS CARWASH

8505 Roswell Rd | Sandy Springs, GA 30350



TURNKEY EXPRESS CARWASH WITH HIGH TRAFFIC EXPOSURE

AQUA SPRINGS CARWASH

SALES PRICE

Contact agent

ADDRESS

8505 Roswell Rd
Sandy Springs, GA 30350

GROSS REVENUE

Contact agent

SALE HIGHLIGHTS

- Rare opportunity to purchase an existing express car wash
- Surrounded by national franchises/established businesses
- Municipality unlikely to approve new car wash developments in the area
- High Traffic count on 8505 Roswell Rd with +/- 32,000 vehicles/day

EXECUTIVE SUMMARY

Atlanta Leasing is pleased to exclusively offer an opportunity to purchase a fully operational express carwash on high traffic 8505 Roswell Rd in Sandy Springs, Georgia. This express car wash is currently being operated by the owner, who plans on exiting the business after the property has sold. This property is surrounded by national franchises/established businesses and is prime for long-term growth. The owner is willing to stay on for a short time after the sale to help the new owner transition to operating the business.

DEMOGRAPHICS – POPULATION

Radius	2-Mile	5-Mile	10-Mile
2020 Population	34,881	222,628	852,344
2024 Population	31,415	212,989	835,157
2029 Population Projection	31,638	215,717	850,773
Annual Growth 2020-2024	-2.5%	-1.1%	-0.5%
Annual Growth 2024-2029	0.1%	0.3%	0.4%
Median Age	36.9	39.9	38.5
Bachelor's Degree or Higher	53%	63%	58%
U.S. Armed Forces	62	169	856

8505 ROSWELL RD, SANDY SPRINGS, GA 30350

▶ 803.760.3631

▶ AtlantaLeasing.com/8505RoswellRd



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EXTERIOR



8505 ROSWELL RD, SANDY SPRINGS, GA 30350

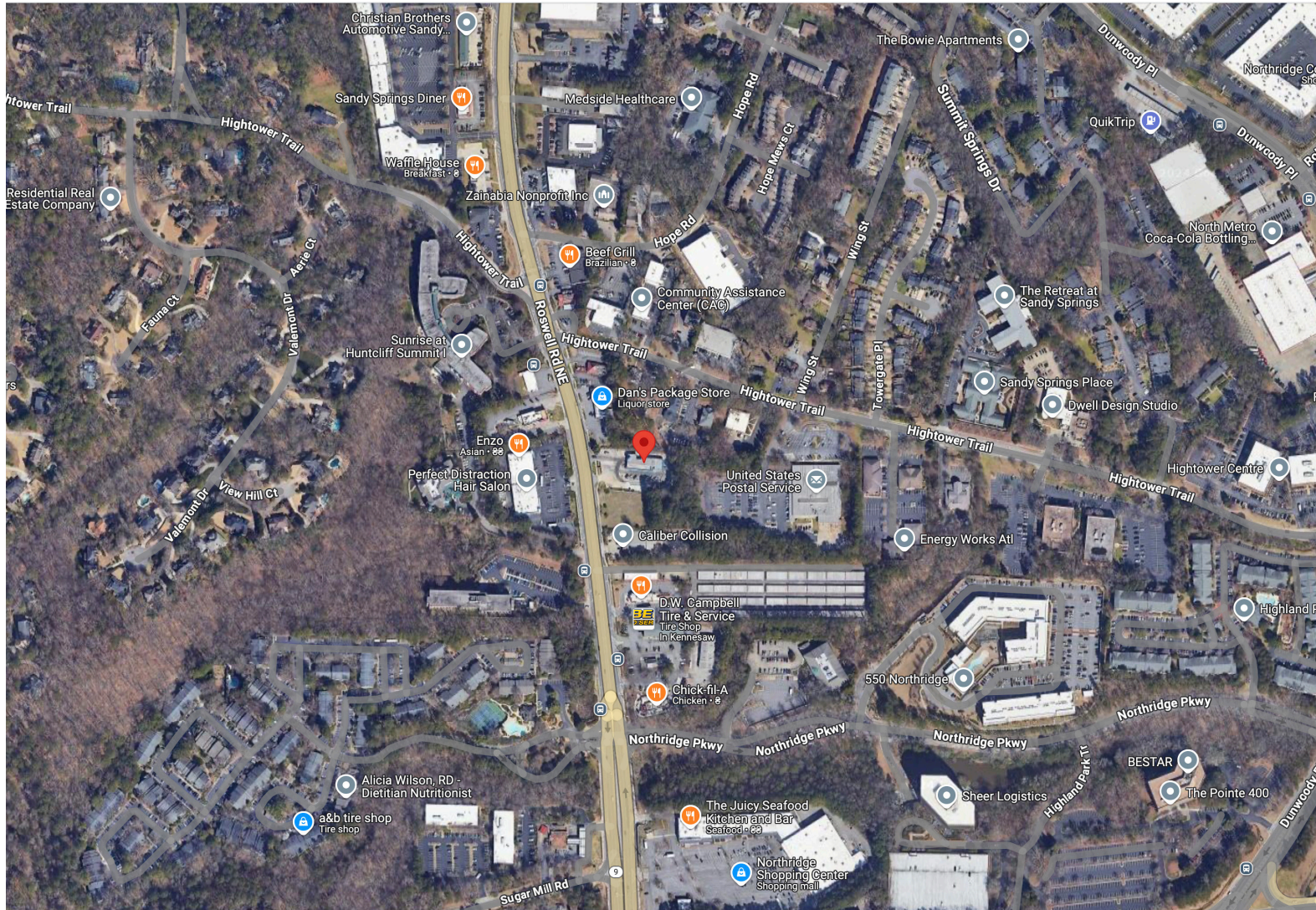
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ATLANTA LEASING
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AREA RETAIL MAP



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