

**INVESTMENT OPPORTUNITY**

**SELF-SERVICE / AUTOMATIC CAR WASH**

**MINI-STORAGE / WAREHOUSE FACILITY**



**5660 THOMASTON ROAD**  
**MACON, BIBB COUNTY, GEORGIA 31220**

**DEIDRA STEWART**  
**EXCLUSIVE AGENT**

478.508.2652 CELL  
deidra@cbcgeorgia.com  
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990 Riverside Drive  
Macon, GA 31201  
478.746.8171 OFFICE

**SALES PRICE: \$1,500,000**



**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

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Created 2/3/25



## PROPERTY HIGHLIGHTS

- Located in Northwest Macon
- One mile from Interstate 475, Exit 5 (SR 74)
- 22,500± AVG VPD (2023 GDOT)
- High traffic location
- Main road to Lake Tobesofkee
- Great retail nearby

## PROPERTY SUMMARY

- 3,910± SF Seven-Bay Car Wash
- Touch Free Petit 360 In A Bay Automatic
- Two Hamilton "Dual" Bill to Bill Changers
- All Equipment Included
- 10,464± Mini Storage / Warehouse
- 1.53 Acres
- Monument Sign
- Financials Upon Request

**SALES PRICE: \$1,500,000**





## PROPERTY OVERVIEW

### 3,910± SF Seven-Bay Self-Serve Car Wash

- Includes all equipment
- 594± SF Equipment Room
  - Six self-serve bays
- One "Petit 360" automatic touch free
- Two Hamilton "Dual" bill to bill changers
  - Seven vacuum islands
- Vending area with cleaners and fresheners
  - Equipment room

### Buildings

### 10,464± SF Mini Storage / Warehouse

- Six separate buildings:
  - 2,100 SF
  - 1,680 SF
  - 2,200 SF
  - 1,200 SF
  - 1,200 SF
  - 1,200 SF
- 884± SF Office

### Financials

Available Upon Request

### Site

- 1.53 Acres
- Two (2) curb cuts
- Gated entrance to mini storage units

### Year Built

1996

### 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

C4 / PDE

### Property Tax Bill

\$7,688 (2024)



**SALES PRICE: \$1,500,000**

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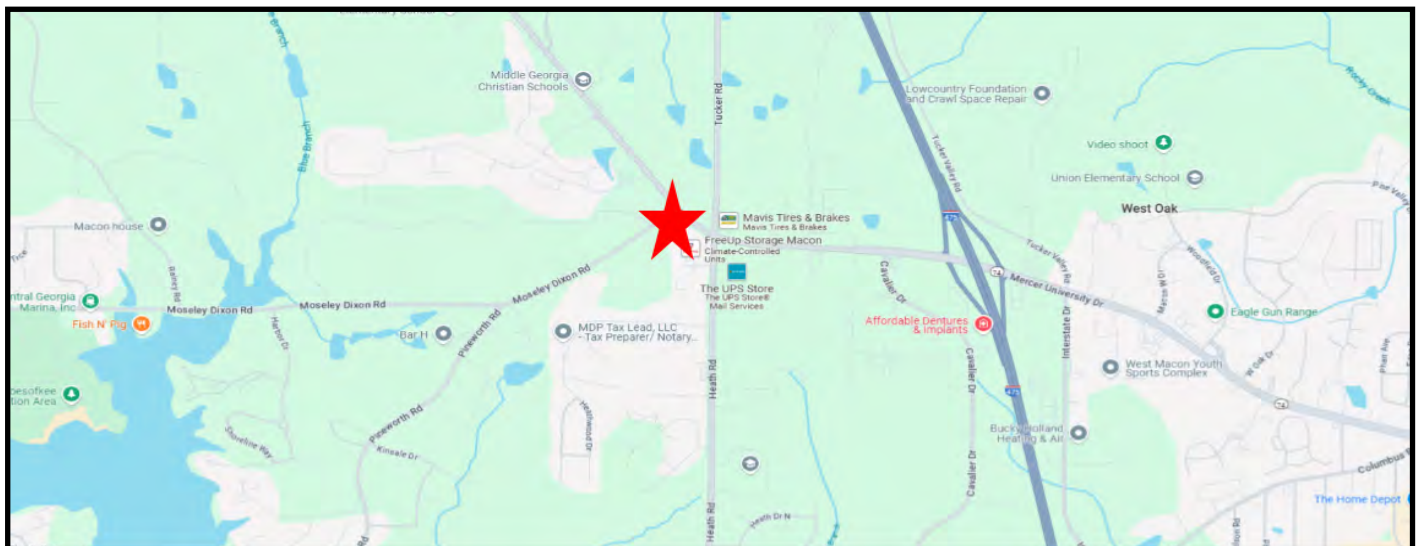
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## AERIAL PARCEL MAP





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## DEMOGRAPHICS - 1 MILE

3801 Northside Dr, Macon, Georgia, 31210 (1 mile)  
3801 Northside Dr, Macon, Georgia, 31210  
Ring of 1 mile

Prepared by Esri  
Latitude: 32.89799  
Longitude: -83.69279

### KEY FACTS

4,812

Population



Average  
Household Size

35.3

Median Age

\$52,316

Median Household  
Income

### EDUCATION

4%

No High  
School  
Diploma



24%

High School  
Graduate



33%

Some College



39%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



384

Total Businesses



4,477

Total Employees

### EMPLOYMENT



White Collar

65%



Blue Collar

23%



Services

12%



Unemployment  
Rate

### INCOME



\$52,316

Median Household  
Income



\$30,063

Per Capita Income



\$34,827

Median Net Worth

### 2024 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (24.8%)

The smallest group: \$150,000 - \$199,999 (1.3%)

Indicator ▲	Value	Diff	
<\$15,000	8.0%	-8.0%	
\$15,000 - \$24,999	10.6%	+1.0%	
\$25,000 - \$34,999	18.4%	+7.3%	
\$35,000 - \$49,999	9.4%	-2.6%	
\$50,000 - \$74,999	24.8%	+8.1%	
\$75,000 - \$99,999	10.1%	-0.5%	
\$100,000 - \$149,999	14.6%	+0.3%	
\$150,000 - \$199,999	1.3%	-2.0%	
\$200,000+	2.9%	-3.4%	

Bars show deviation from Bibb County

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024).

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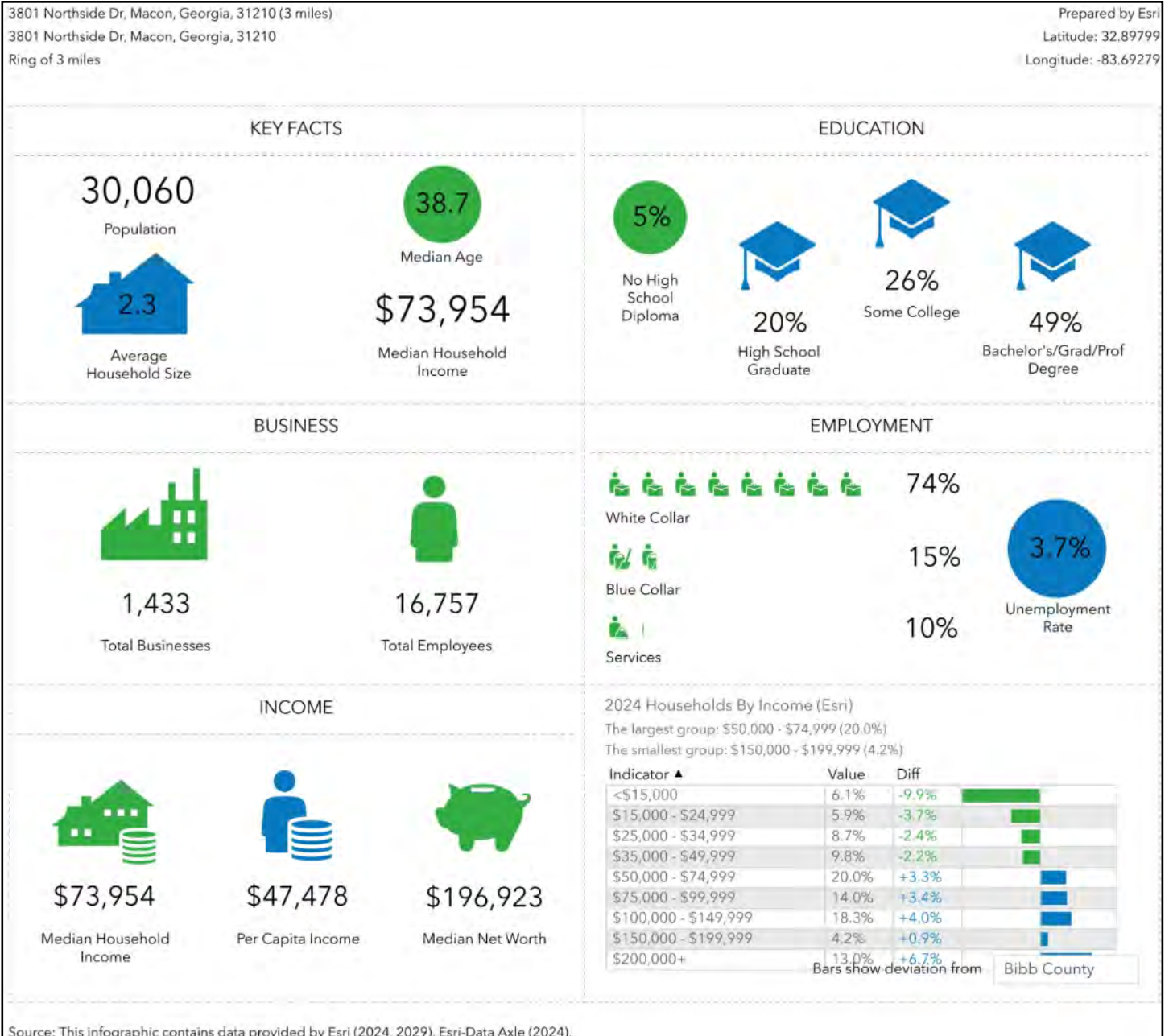
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## DEMOGRAPHICS - 3 MILE



## DEMOGRAPHICS - 5 MILE

3801 Northside Dr, Macon, Georgia, 31210 (5 miles)  
3801 Northside Dr, Macon, Georgia, 31210  
Ring of 5 miles

Prepared by Esri  
Latitude: 32.89799  
Longitude: -83.69279

### KEY FACTS

66,349

Population



2.3

Average  
Household Size

39.0

Median Age

\$60,009

Median Household  
Income

### EDUCATION

7%

No High  
School  
Diploma



26%

High School  
Graduate



27%

Some College



40%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



2,809

Total Businesses



30,709

Total Employees

### EMPLOYMENT



70%

White Collar



17%

Blue Collar



13%

Services

4.5%

Unemployment  
Rate

### INCOME



\$60,009

Median Household  
Income



\$39,995

Per Capita Income



\$104,081

Median Net Worth

### 2024 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (18.1%)

The smallest group: \$150,000 - \$199,999 (4.2%)

Indicator ▲	Value	Diff	
<\$15,000	11.9%	-4.1%	
\$15,000 - \$24,999	8.5%	-1.1%	
\$25,000 - \$34,999	10.5%	-0.6%	
\$35,000 - \$49,999	10.2%	-1.8%	
\$50,000 - \$74,999	18.1%	+1.4%	
\$75,000 - \$99,999	12.0%	+1.4%	
\$100,000 - \$149,999	14.9%	+0.6%	
\$150,000 - \$199,999	4.2%	+0.9%	
\$200,000+	9.8%	+3.5%	

Bars show deviation from Bibb County

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024).

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