



**TURNKEY EXPRESS  
CARWASH WITH HIGH  
TRAFFIC EXPOSURE**



**ATLANTA LEASING  
& INVESTMENT**

**AQUA RAIN CARWASH**

4037 Lawrenceville Hwy | Tucker, GA 30084





## TURNKEY EXPRESS CARWASH WITH HIGH TRAFFIC EXPOSURE

### AQUA RAIN CARWASH

SALES PRICE

*Contact agent*

ADDRESS

4037 Lawrenceville Hwy  
Tucker, GA 30084

GROSS REVENUE

*Contact agent*

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## SALE HIGHLIGHTS

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- 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 4037 Lawrenceville Hwy with +/- 25,000 vehicles/day

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## EXECUTIVE SUMMARY

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Atlanta Leasing is pleased to exclusively offer an opportunity to purchase a fully operational express carwash on high traffic 4037 Lawrenceville Hwy in Tucker, 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	27,375	265,333	1,050,691
2024 Population	27,449	262,041	1,052,972
2029 Population Projection	27,429	263,988	1,069,109
Annual Growth 2020-2024	0.1%	-0.3%	0.1%
Annual Growth 2024-2029	0%	0.1%	0.3%
Median Age	41.2	36	36.8
Bachelor's Degree or Higher	47%	34%	45%
U.S. Armed Forces	0	177	462

4037 LAWRENCEVILLE HWY, TUCKER, GA 30084

▶ 803.760.3631

▶ [AtlantaLeasing.com/4037LawrencevilleHwy](https://AtlantaLeasing.com/4037LawrencevilleHwy)



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## EXTERIOR



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# AREA RETAIL MAP



**ATLANTA LEASING  
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