



RIPTIDE CAR WASH

12 Baynard Park, Newnan, GA 30265

INVESTMENT HIGHLIGHTS

Coldwell Banker Commercial is excited to present the rare investment opportunity with Riptide Car Wash in Newnan Ga. This opportunity consists of acquiring the real estate, and the business. This gives the buyer the opportunity to get a full piece of a car wash in a growing market and high market entry barriers.

Property Information

Street Address	12 BAYNARD DR
Buiding Size	2550 SF
Lot Size	1 Acre
Year Built	2012
Zoning	C-3



OUR PROJECT

Executive Summary

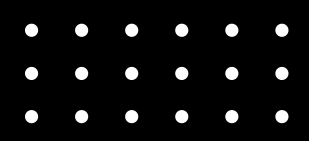
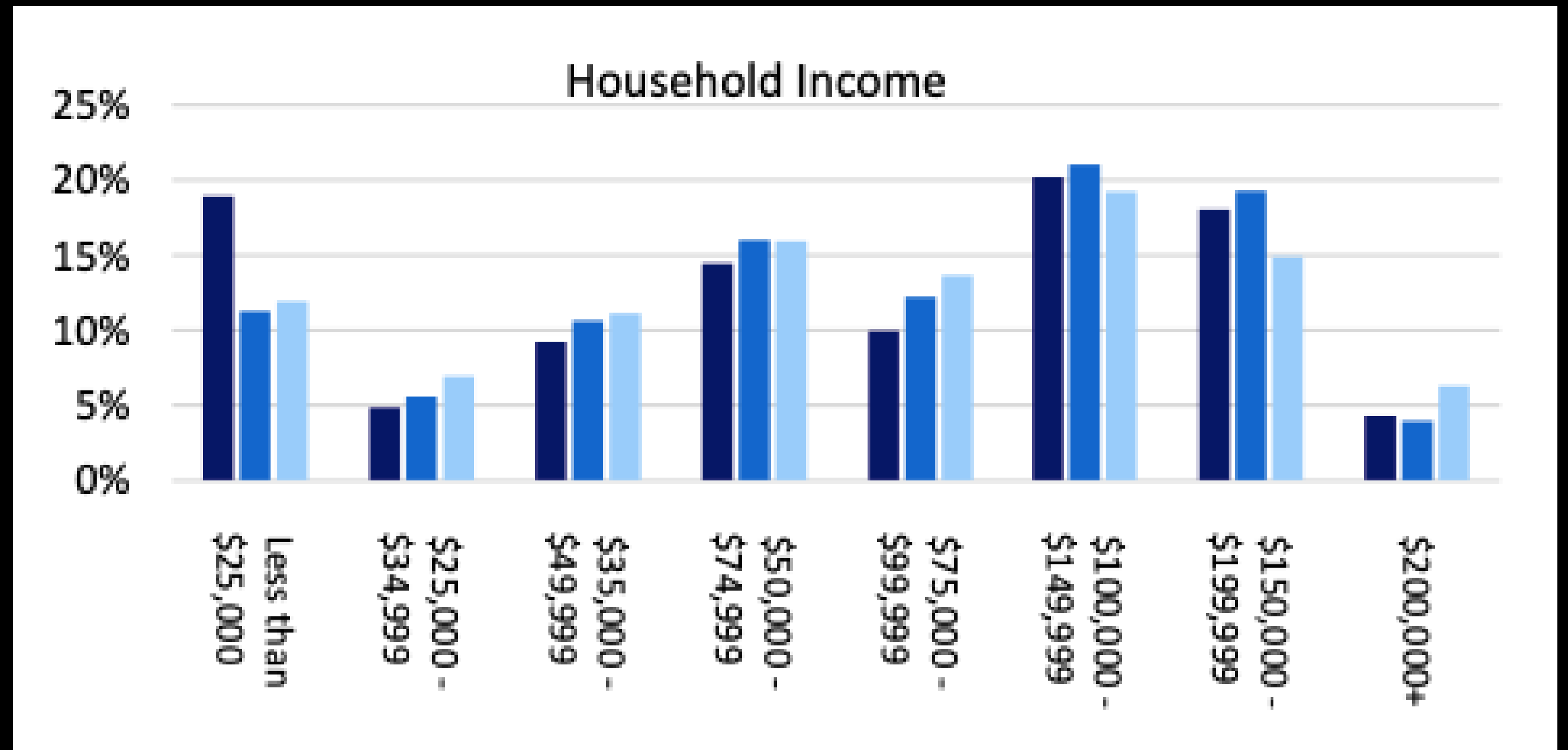
Price	\$	7,000,000.00
Wash Count 2022		53,563
Average Sale Per Car	\$	15.94
EBITDAR	\$	514,615.00
Tunnel Length		100 Ft.+/-
Year Built		2012
Vaccum		16 Self Service/ 5 Full Service





	1 Mile	3 Mile	5 Mile
2022 Population	4,419	35,327	74,828
5 Projected Pop Growth (%)	11%	10.7%	10%
Average HH Income	\$ 100,279.00	\$ 103,785.00	\$ 102,650.00
Median HH Income	\$ 80,484.00	\$ 87,164.00	\$ 81,612.00

DEMOGRAPHICS





LOCATION OVERVIEW

Welcome to the modern and efficient car wash facility is a prime location in Newnan, Georgia. This well-maintained property is the ideal destination for automobile owners seeking top-notch cleaning and detailing services. Situated on a prime lot, the car wash offers convenient access and high visibility, making it an attractive choice for both local residents and passing motorists.



**COLDWELL BANKER
COMMERCIAL**

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