

FOR SALE



EXPRESS CAR WASH FOR SALE

OPERATIONAL EXPRESS CAR WASH ON ±0.6 AC

2204 ROSWELL RD, MARIETTA, GA 30062 (COBB COUNTY)

LINDSEY MEYERS | 404.556.4960 | LINDSEY@SRACRE.COM | SRACRE.COM

SOUTHEAST
RETAIL ADVISORS

INVESTMENT SUMMARY

INVESTMENT SUMMARY

OFFERING PRICE	CONTACT BROKER
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PROPERTY SPECIFICATIONS

ADDRESS	2204 ROSWELL RD MARIETTA, GA 30062
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BUILDING	±2,638 SF
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ACREAGE	±0.6 AC
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YEAR BUILT	NOVEMBER 2022
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BUILDING TYPE	SINGLE TENANT
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BUILDING USE	EXPRESS CAR WASH
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TUNNEL LENGTH	86'
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VACUUMS	12
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PAY STATIONS	2
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OWNERSHIP TYPE	FEE SIMPLE LAND & BUILDING
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ZONING	
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LAND USE	CAR WASH
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CITY	MARIETTA
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COUNTY	COBB COUNTY
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PARCEL ID	
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PROPERTY HIGHLIGHTS

- ❑ EXISTING EXPRESS CAR WASH ON ±0.6 AC
- ❑ HEAVILY TRAVELLED CORRIDOR WITH LIMITED CAR WASH COMPETITION IN IMMEDIATE AREA
- ❑ NEW CONSTRUCTION – OPENED NOVEMBER 2022
- ❑ EXISTING EXPRESS CAR WASH CONSISTING OF:
 - 2,638 SF BUILDING
 - 86' TUNNEL
 - 12 VACUUMS
 - 2 PAY STATIONS

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,073	79,767	194,082
HOUSEHOLDS	3,837	30,197	75,113
AVG HH INCOME	\$106,242	\$118,591	\$121,220

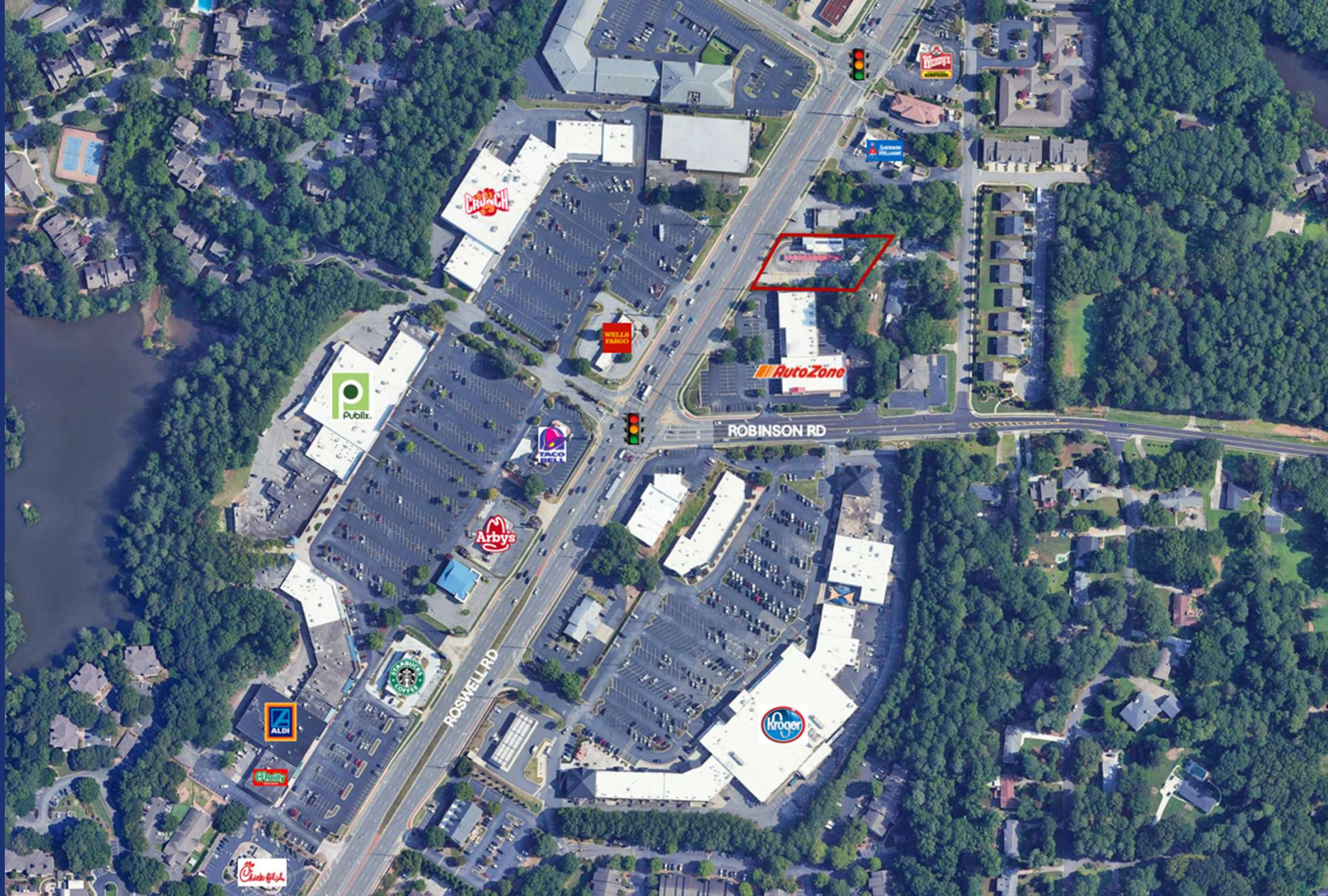
TRAFFIC COUNTS

55,000 AADT – ROSWELL RD

TENANTS IN IMMEDIATE AREA



AERIAL



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