



Superior Shine Carwash

6625 Grove Avenue Woodlawn, MD 21244

Car Wash for Sale | Flex Space for Lease

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VIDEO

PROPERTY DESCRIPTION

ONE Street Commercial Properties is pleased to bring to market 6625 Grove Avenue, a prime commercial real estate opportunity in Windsor Mill, Maryland. This 1.23-acre property features an operating car wash with seven self-service bays, one touchless automated bay, and a four bay door flex warehouse.

Ideally situated in a high-traffic commercial corridor, the property benefits from strong visibility and easy accessibility. It is located adjacent Koons Ford of Baltimore Dealership, and surrounded by a mix of national retailers, service businesses, and gas stations, creating a steady flow of potential customers. Additionally, nearby residential neighborhoods contribute to a consistent consumer base.

This property presents a compelling investment opportunity in a thriving suburban market, offering established infrastructure, a strategic location, and strong growth potential.

OFFERING SUMMARY

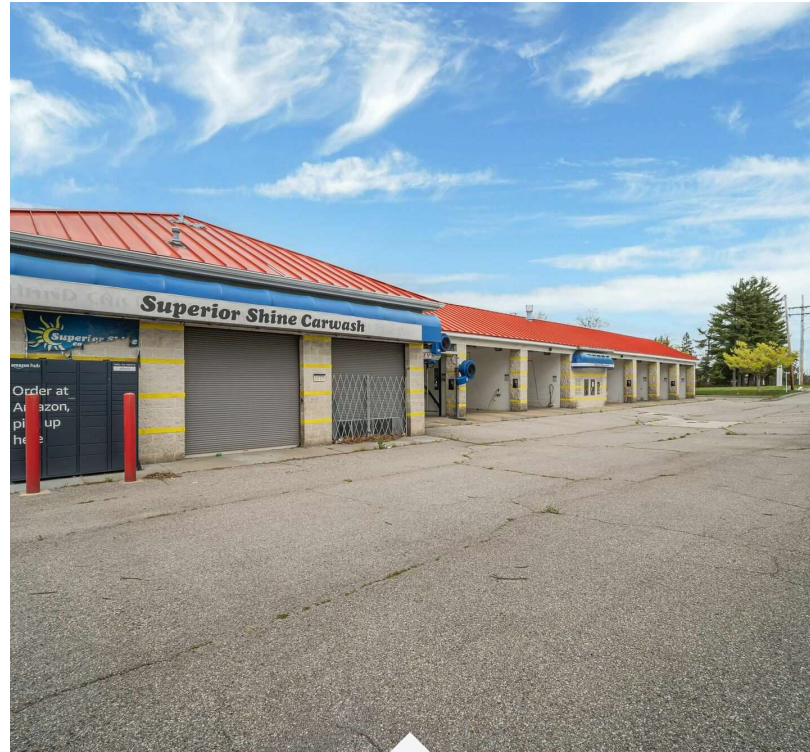
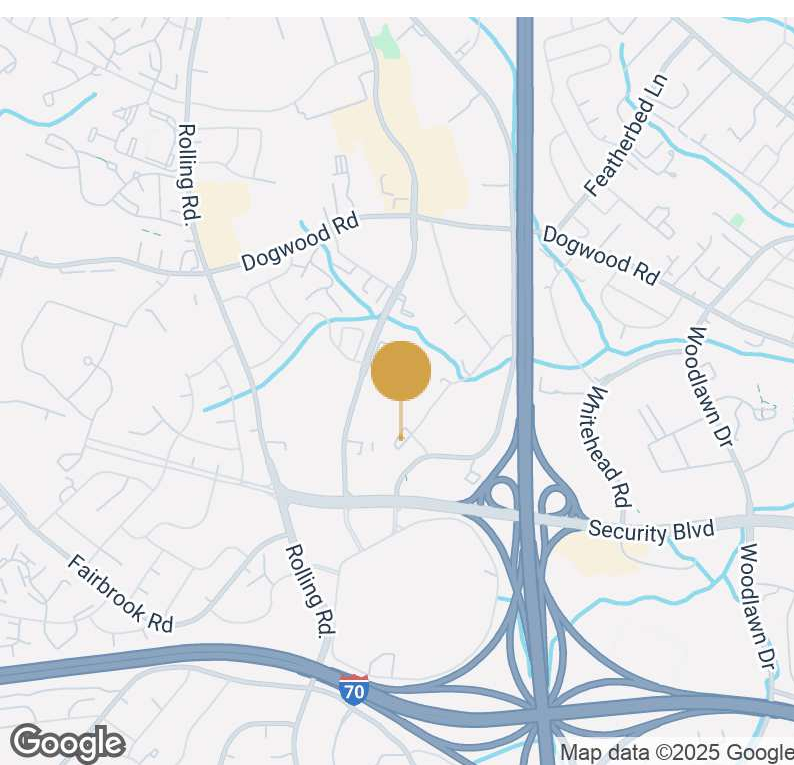
Sale Price:	Subject to Offer
Lease Rate:	\$5,000.00 per month (Gross)
Available SF:	2,000 SF
Lot Size:	1.23 Acres
Building Size:	2,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	106	683	4,297
Total Population	300	1,937	11,480
Average HH Income	\$91,855	\$94,487	\$96,929

ADDITIONAL HIGHLIGHTS

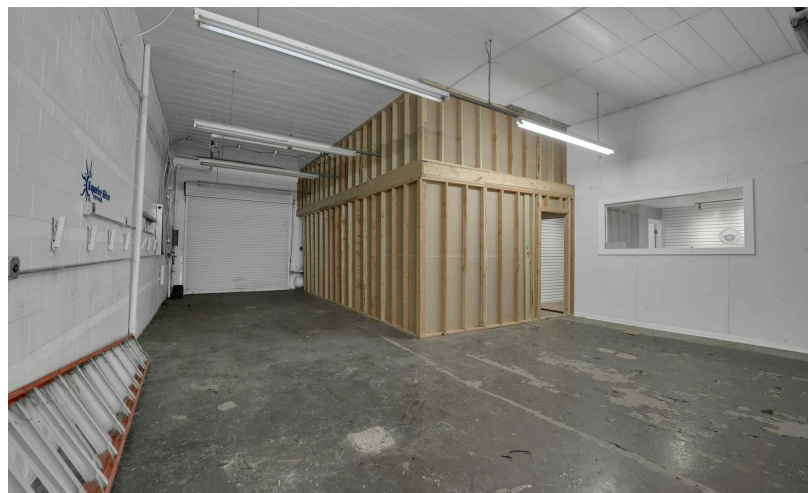
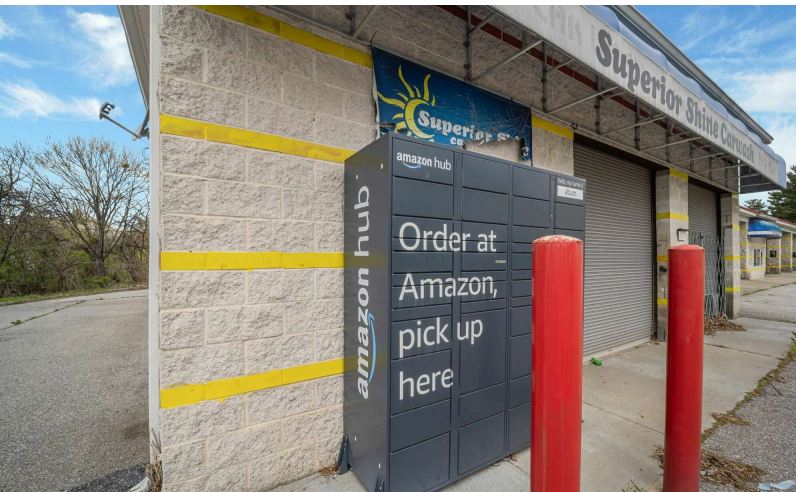
- Amazon Dropbox onsite
- Approved for UPS drop off
- Ability to add EV Charging Stations

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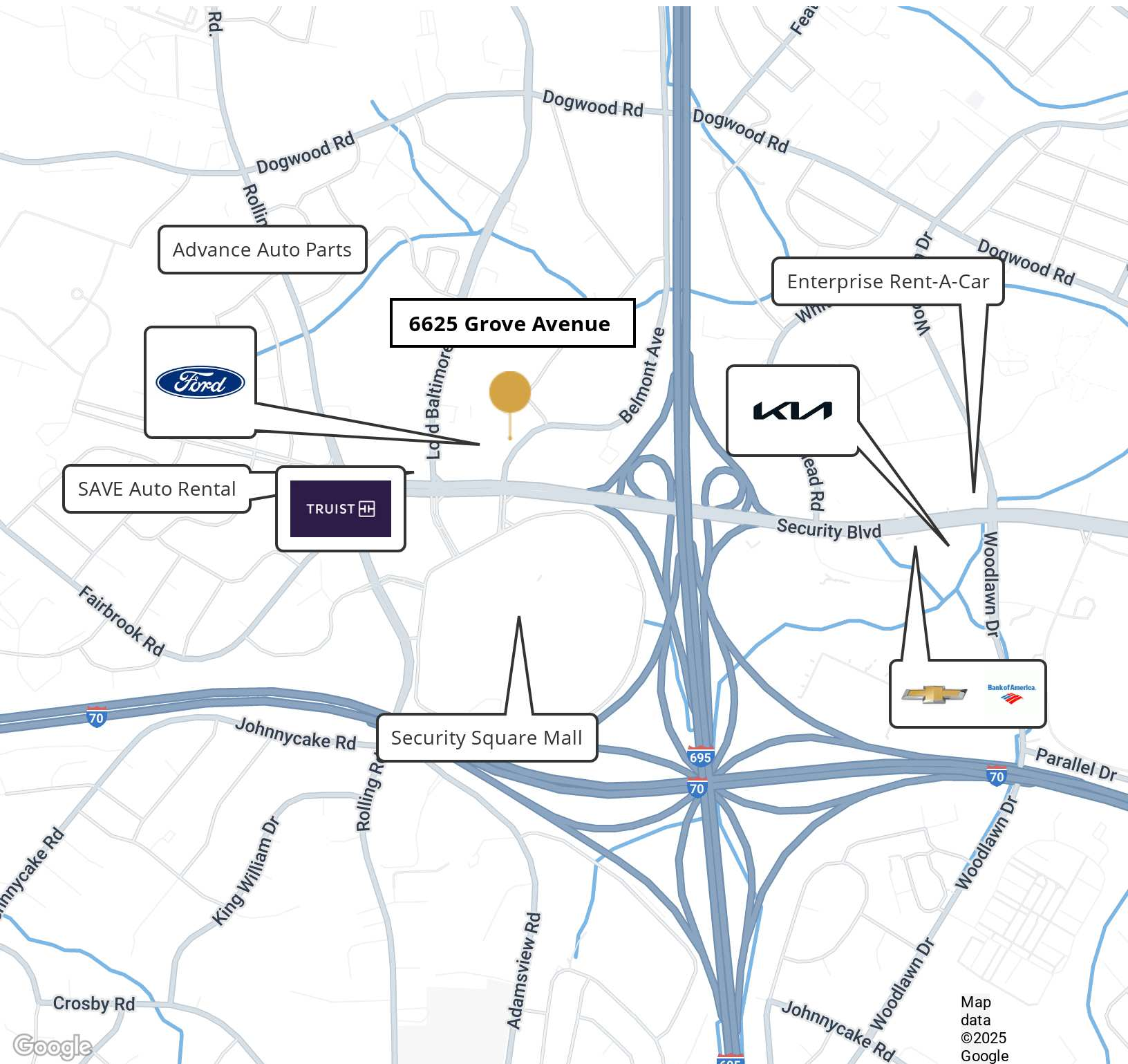


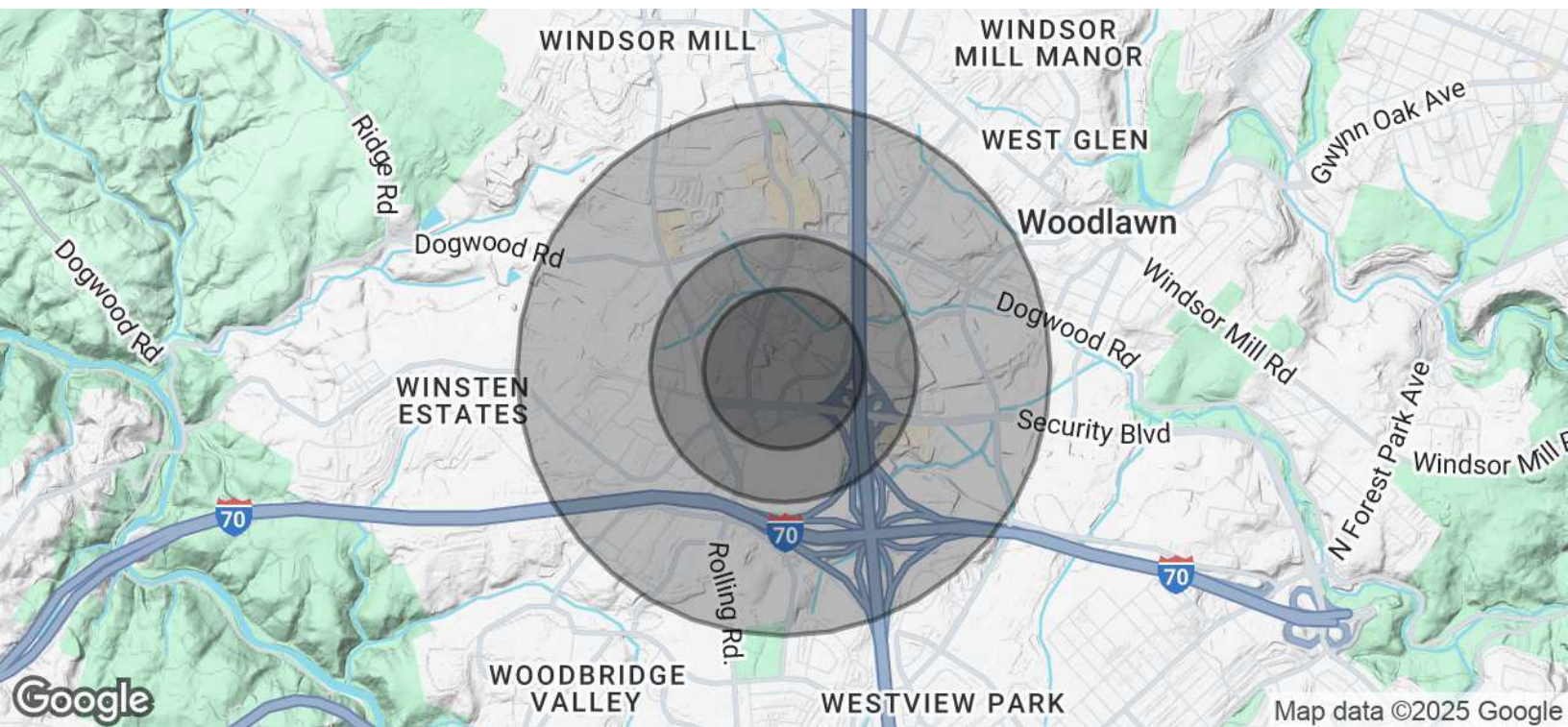
Property Type	Car Wash Opportunity!
Property Subtype	Other
Building Size	2,000 SF
Lot Size	1.23 Acres

- Prime Location: Minutes from I-695 and Liberty Road with excellent visibility and easy customer access.
- Flex Space Layout: Includes four large bay doors, ideal for automotive services, car wash operations, or light industrial use.
- Value-Add Opportunity: Potential to secure service contracts with nearby businesses like Koons Ford and Enterprise Rent-A-Car.
- High Traffic Potential: Surrounded by dealerships, rental agencies, and commercial businesses generating consistent vehicle flow.
- Ample Parking: On-site parking for customers, staff, and vehicle staging.
- Adaptable for Multiple Uses: Perfect for car wash, detailing, fleet service, light warehousing, or distribution needs.
- Strong Regional Demand: Located in a growing commercial corridor within Baltimore County, ideal for business expansion.



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	300	1,937	11,480
Average Age	40	39	38
Average Age (Male)	39	37	36
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	106	683	4,297
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$91,855	\$94,487	\$96,929
Average House Value	\$270,527	\$257,669	\$254,246

Demographics data derived from AlphaMap

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