

ZAX AUTO WASH

18742 WEST RD, TRENTON, MI 48183



KYLE SIMON

MANAGING PARTNER

C: 248-921-6730

KSIMON@AQREADVISORS.COM

SEBASTIAN HALABO

ASSOCIATE ADVISOR

C: 248-497-1678

SHALABO@AQREADVISORS.COM

ANTHONY AMMORI

ASSOCIATE ADVISOR

C: 248-804-3459

AAMMORI@AQREADVISORS.COM

AQRE
ADVISORS

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AUCTION PROCESS



AUCTION BEGINS MAY 4TH THROUGH MAY 6TH, 2026

Commercial properties sold on Crexi's online auction platform will be via a secure bidding format accessible on the property page.

Bidding will run for a duration of 48-hours and we suggest bidders check in regularly to the Crexi listing page for continued updates. As all auction sales are non-contingent, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the property.

GETTING STARTED

- Create your Crexi account by simply going to crexi.com and clicking the "sign up" button on the top right corner of the site.
- Have additional questions? Contact the listing broker or Crexi representative. Contact information is provided on the bottom left side of the property page.
- Go to the property page to download the OM and any due diligence documents found in the vault. Agree to the terms of the Confidentiality Agreement.

REGISTRATION & AUCTION PARTICIPATION

- Registering to Bid: On the property page, click the "Register to Bid". Complete the registration steps, including uploading your Proof of Funds which are required to become fully approved to bid. A Crexi representative will be in contact with you during your registration to assist you through this requirement.
- Participation Deposit: Each bidder must place a refundable deposit on their account in order to place bids during the 48-hour auction period. Each bidder will complete this process electronically during the registration process. Please refer to the listing page for exact amount, as it varies for each asset. Please note, if you are not deemed the winning bidder, the Participation Deposit will be refunded to you immediately.
- Approved to Bid: You will have access to bid directly on the property page using the "Bid Now" button, as soon as the 48-hour auction event window opens. During the auction, monitor the activity of the bidding closely, and place your bids accordingly. Relax, and have fun. If you have any questions or need assistance, contact the Crexi Auction Specialist immediately.

CLOSING AND NEXT STEPS

- Once you are deemed the winning bidder, you will be contacted by a Crexi representative immediately.
- The purchase documents will be sent to you electronically and for execution within 2 hours per the Auction Terms & Conditions.
- Earnest Money Deposit must be received within 24 hours following the close of the Auction or as outlined in the purchase documents.
- The Crexi Closing Portal will be shared with all closing parties and a Crexi representative will assist you throughout the closing process.



EXECUTIVE SUMMARY

ZAX AUTO WASH

18742 WEST RD, TRENTON, MI 48183

AQRE Advisors is pleased to present for sale the subject property known as Woodhaven Zax Auto Wash, a fee simple former car wash property located at 18742 West Road in Trenton, Michigan. The Property is being offered via auction, providing investors and owner-operators with the opportunity to acquire a highly visible automotive service asset in the heart of the Downriver retail corridor.

The site consists of approximately ±3,821 square feet situated on ±0.38 acres along West Road, a heavily trafficked east-west commercial artery connecting Interstate 75 with dense residential communities and major national retailers.

This is a real estate-driven opportunity offering full operational control with no lease encumbrances. The existing 80-foot tunnel configuration and site layout provide the ability to reactivate, modernize, rebrand, or reposition the asset.

In addition, the property can act as a tax shelter through accelerated depreciation strategies, as this asset qualifies for 100% bonus depreciation.

PROPERTY INFORMATION



BUILDING SIZE
±3,821 SF



LAND SIZE
±0.38 AC



OCCUPANCY
Vacant



YEAR BUILT
1967



AUCTION DATES
MAY 4TH - 6TH, 2026



PROPERTY TAXES
\$7,182

INVESTMENT HIGHLIGHTS

- High-Density Trade Area Driving Consistent Vehicle Traffic:** The Property is supported by 375,000+ residents, 149,000 households, and nearly 120,000 daytime employees within five miles, reinforcing strong long-term demand fundamentals.
- 100% Bonus Depreciation Potential:** Existing commercial improvements may qualify for accelerated depreciation strategies, including bonus depreciation on eligible components. This provides investors and operators the opportunity to significantly offset taxable income in the year of acquisition, subject to buyer's tax strategy.
- Prime Retail Corridor:** Located near the intersection of West Road and Allen Road, with traffic counts exceeding 31,000 vehicles per day. Surrounded by Target, Walmart, Meijer, Lowe's, Starbucks, CVS, and other national retailers.
- Repositioning & Value-Add Potential:** Existing infrastructure supports reactivation as a car wash or modernization into an express format. Limited infill supply in the corridor supports long-term real estate value.



AREA OVERVIEW

WOODHAVEN, MICHIGAN

Woodhaven, Michigan is a well-established Downriver community in Wayne County, strategically located within the greater Detroit metropolitan area. Known for its strong retail corridors, stable residential neighborhoods, and direct freeway access, Woodhaven offers a balanced mix of suburban appeal and commercial activity.

Economic Growth Driven by Key Industries:

- Woodhaven benefits from Wayne County's diverse economic base, which includes automotive manufacturing, logistics and distribution, healthcare services, and retail trade. Its proximity to major automotive and industrial employers throughout the Downriver region and Metro Detroit supports a stable employment base and sustained demand for retail, office, and light industrial real estate. The city's primary commercial corridor along West Road serves as a key retail and service hub for surrounding communities.

Population & Workforce Expansion:

- Woodhaven maintains a strong residential population supported by quality schools, healthcare institutions, and established neighborhoods. Its access to the broader Detroit labor market provides businesses with a deep and skilled workforce, while steady residential demand continues to drive local retail and service-sector growth.

Accessibility & Transportation:

- Woodhaven offers direct access to I-75, providing efficient connectivity to downtown Detroit, Detroit Metropolitan Airport, and surrounding Downriver markets. Its location within Metro Detroit allows businesses convenient regional distribution and access to key transportation infrastructure throughout Southeast Michigan.

High Quality of Life:

- Residents benefit from numerous parks, recreational facilities, and nearby waterfront access along the Detroit River. Woodhaven combines suburban comfort with convenient access to major employment centers, retail destinations, and entertainment throughout the Detroit metro area.

Future Development Potential:

- With continued investment along its primary commercial corridors and sustained economic activity across Wayne County and the Downriver region, Woodhaven remains well-positioned for long-term commercial and residential growth. Its established infrastructure, strong consumer base, and strategic Metro Detroit location make it an attractive market for sustained real estate investment.



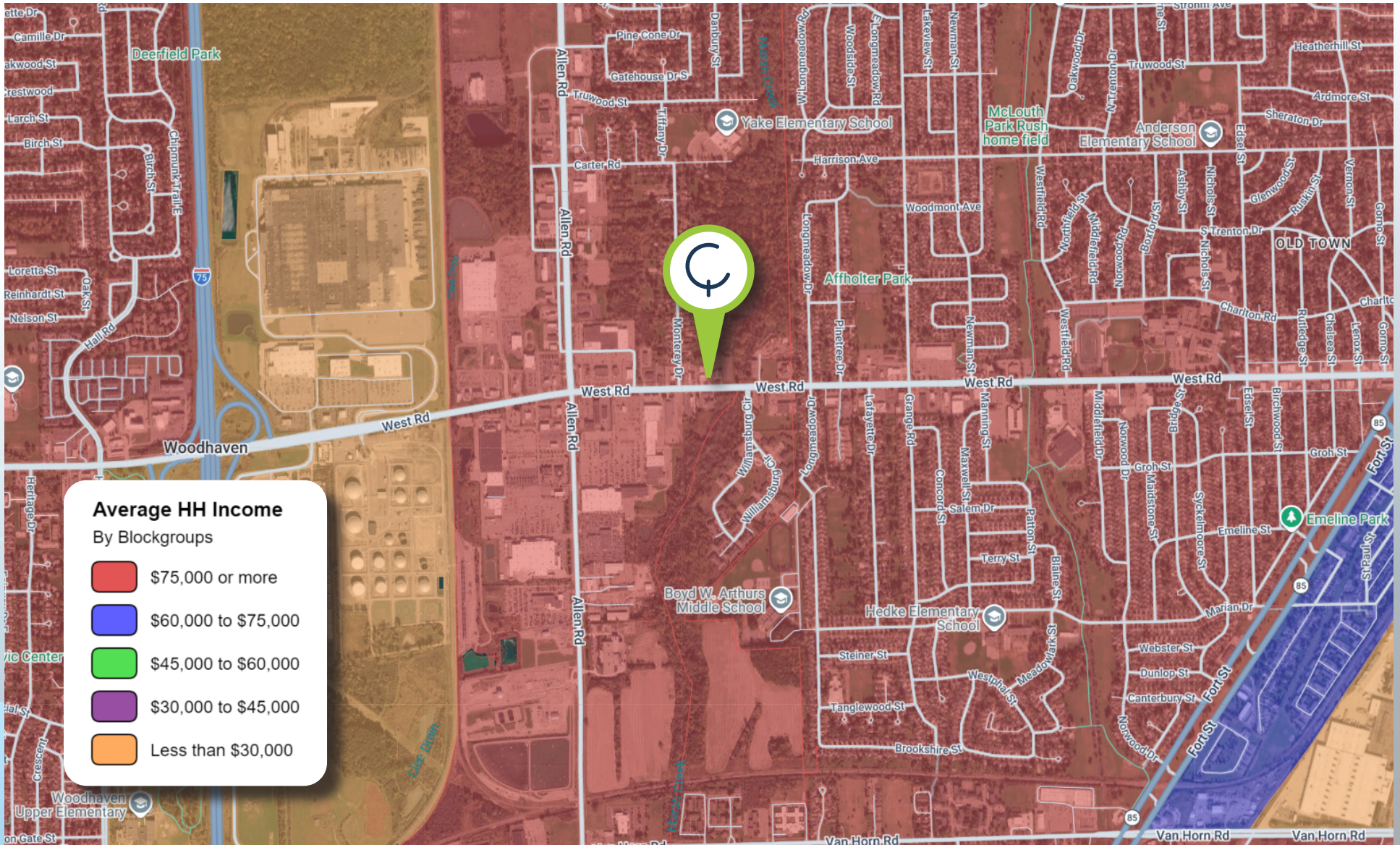
AERIAL OVERVIEW

WOODHAVEN, MICHIGAN



DEMOGRAPHICS HH INCOME

WOODHAVEN, MICHIGAN



DEMOGRAPHICS

18742 WEST RD, TRENTON, MI 48183

*Data provided by SitesUSA 2025

	2 mile radius	5 mile radius	10 mile radius
Population	30,210	135,154	362,451
Average HH Income	\$104,467	\$104,129	\$93,128
Population Median Age	43.4	42.2	39.8
Households	13,122	57,644	150,585
Total Specified Consumer Spending	\$1.3B	\$5.7B	\$13.99B

KEY FACTS



362.5K
POPULATION



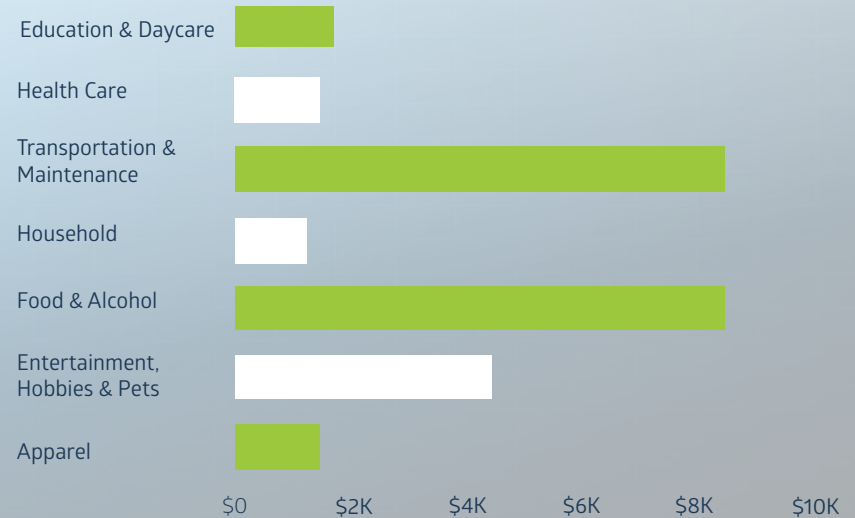
150,585
NUMBER OF
HOUSEHOLDS

*BASED ON 10 MILE RADIUS

\$14B
TOTAL SPECIFIED
CONSUMER
SPENDING

\$93.1K
AVG. HH
INCOME

Avg. Household Spending - 5 Mile Radius 2025



PROPERTY PHOTOS



CONTACT

KYLE SIMON

Managing Partner
248-921-6730

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SEBASTIAN HALABO

Associate Advisor
248-497-1678

SHALABO@AQREADVISORS.COM

ANTHONY AMMORI

Associate Advisor
248-804-3459

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