

CAR WASH

FOR SALE

**PRICE REDUCED ON THIS VALUE
ADD OPPORTUNITY IN NORTHEAST
RALEIGH \$925,000.00**



8310 Litchford Road, Raleigh, NC 27615

- Out parcel in Grocery anchored center
- Fast growing area with great demographics
- 2,376 SF Building/Two Bay Car Wash on .52 Acres
- Positive Cash Flow
- VPD: 14,110 (Litchford Rd.) 75,000 (I-540)
- Financials available upon signing of non disclosure

2019 FAIRVIEW RD., SUITE 200, RALEIGH, NC 27698



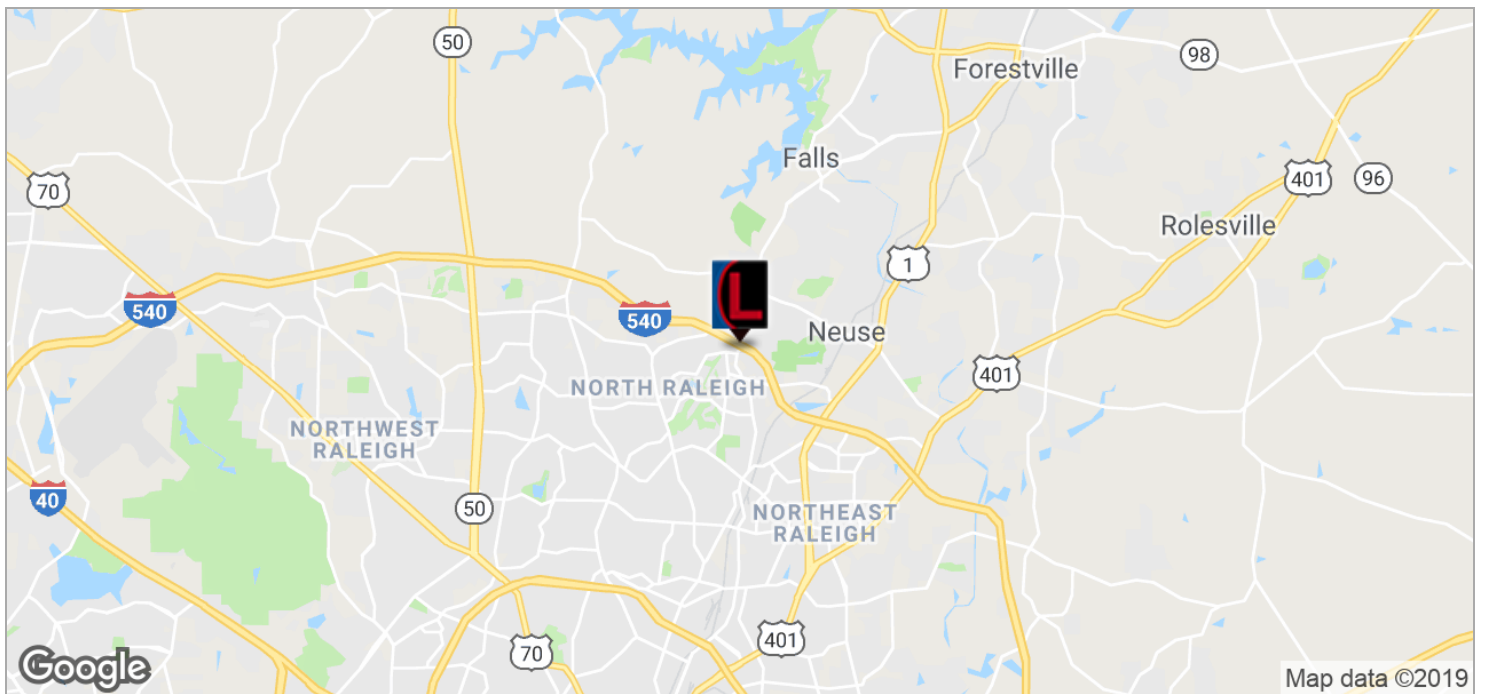
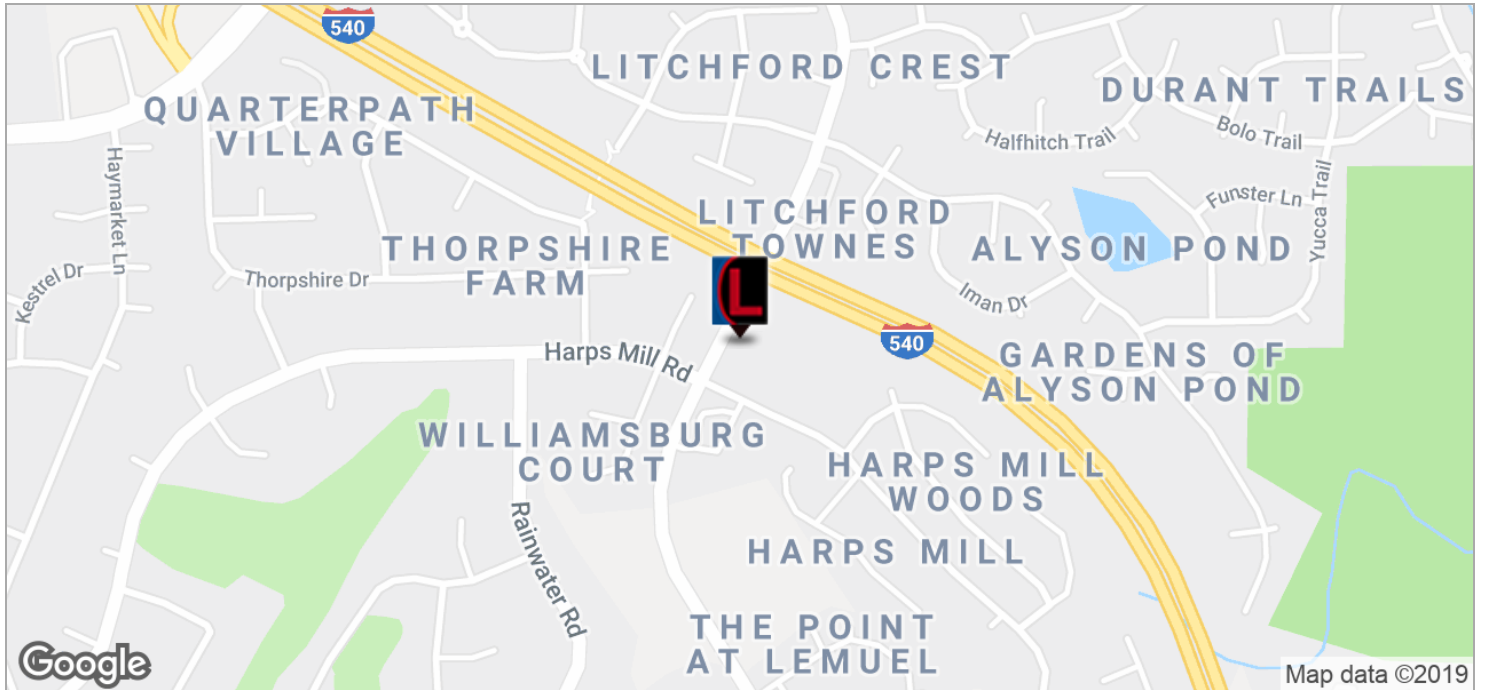
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International

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LOCATION MAPS

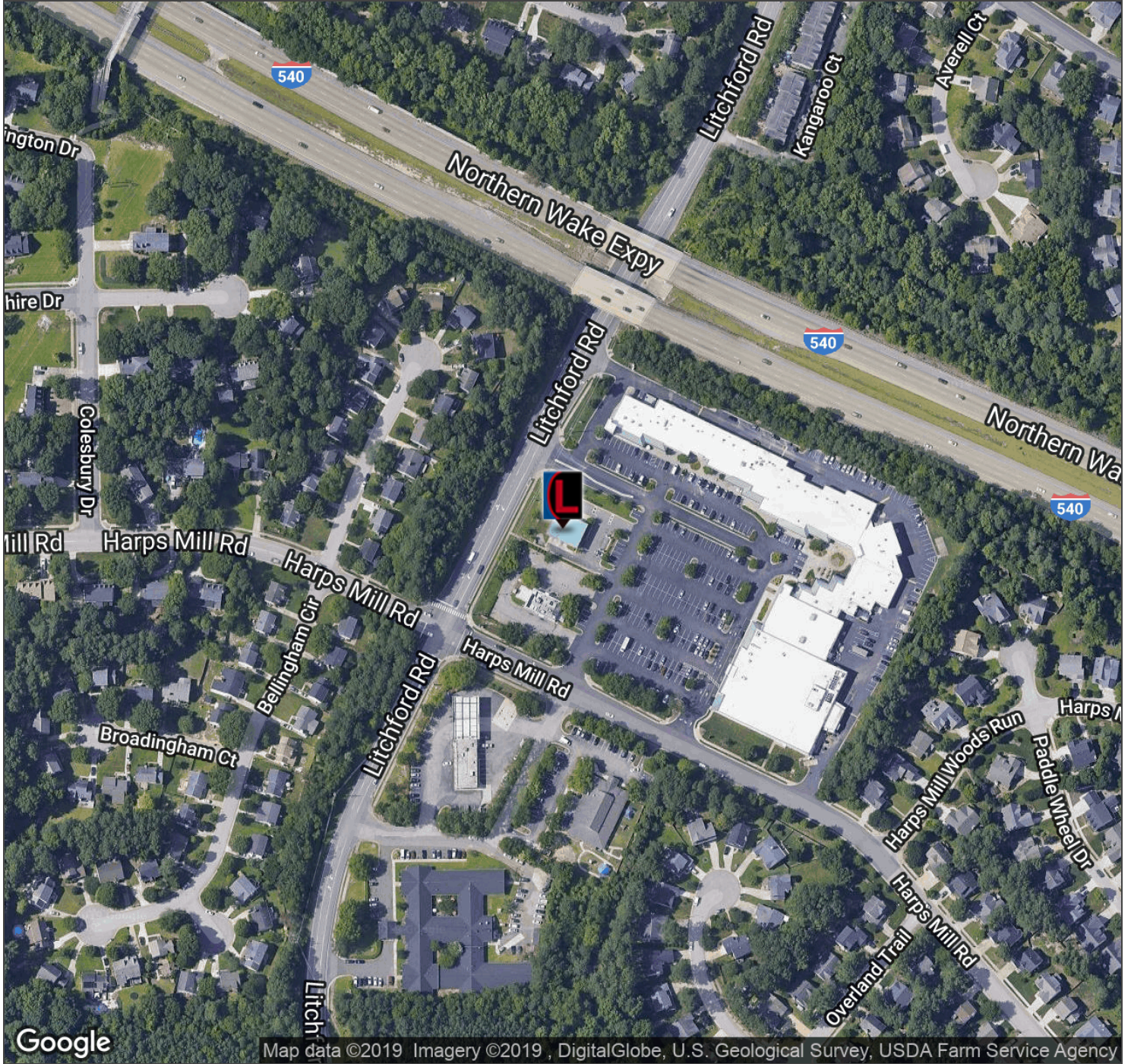


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AERIAL MAP

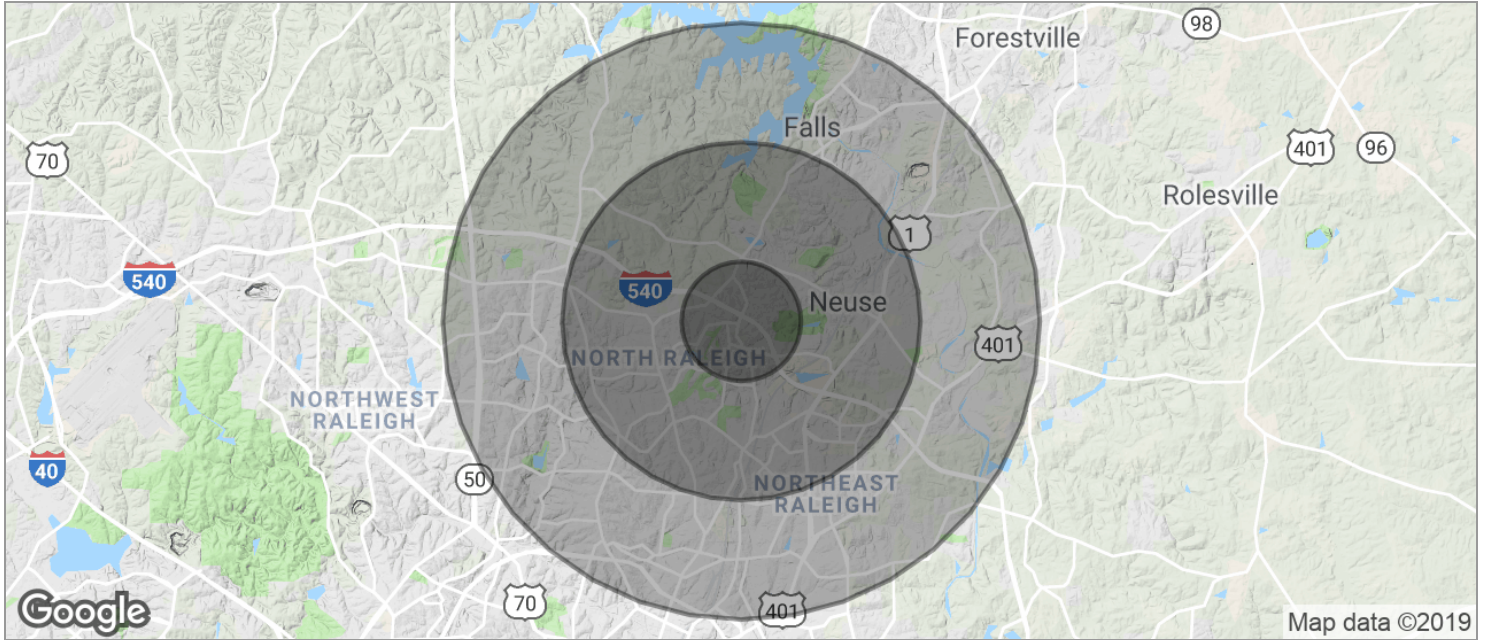


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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,465	54,311	158,240
MEDIAN AGE	40.5	38.0	36.5
MEDIAN AGE (MALE)	39.9	37.0	35.0
MEDIAN AGE (FEMALE)	40.5	38.4	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,744	22,713	64,370
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$105,118	\$94,262	\$83,912
AVERAGE HOUSE VALUE	\$284,950	\$322,300	\$290,587

* Demographic data derived from 2010 US Census

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