

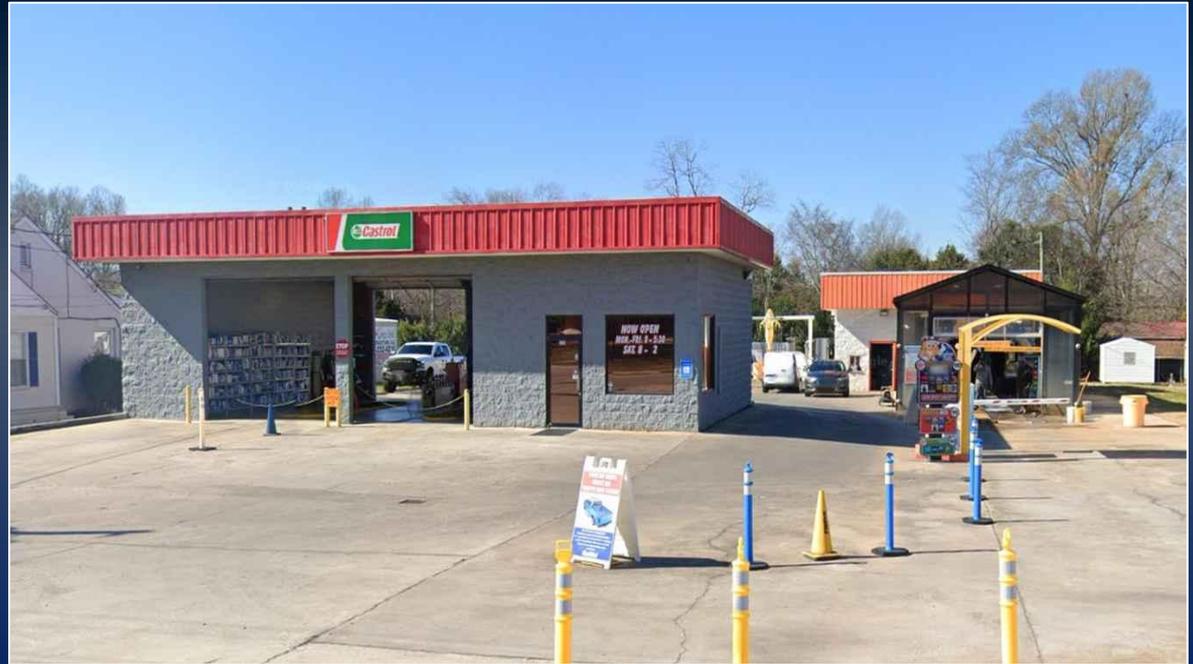


INVESTMENT OPPORTUNITY

214 S HARRIS STREET
SANDERSVILLE, GA 31082
WASHINGTON COUNTY

±3,200 SF
±.53 ACRE

ASKING PRICE:
\$1,300,000



PAYTON HORTON C: 478.733.7132 | DEREK FOSTER C: 478.997.1024
PHORTON@THESUMMITGROUPMACON.COM | DFOSTER@THESUMMITGROUPMACON.COM

1120 BALL STREET, PERRY, GA 31069

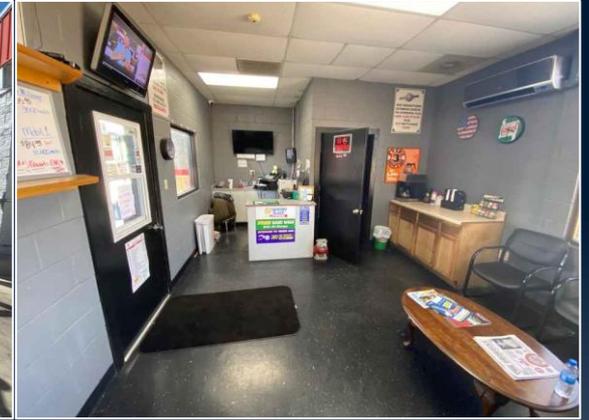
O: 478.313.5213

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- Express Lube Center:
 - Service Area: ±1,200 SF
 - Office: ±420 SF
- Tunnel Car Wash + Self-Service Vacuum Station:
±2,000 SF
- Zoned: C-1
- 14-Year Term Remaining
- NOI: \$60,000
- Office Built: 2000
- Car Wash Built: 2019
- Located on Georgia State Route 15, a major North-South state highway running through Sandersville. It is a key arterial corridor for both residents and through-traffic and is 0.3 mile from the downtown retail district.
- Additional Strickland Brothers property in Dublin also available for purchase. Call agent for details.



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STRICKLAND HISTORY

Founded in 2016 by Justin Strickland, an oil change technician with a dream and \$35,000 lent by his paw-paw, Strickland Brothers began as a full-service gas station focused on old-fashioned customer care. Named after his sons, Tate and Beckett, it grew into Strickland Brothers 10 Minute Oil Change. Today, we are the only national chain still led by its founder, committed to putting customers first.

Strickland Brothers has achieved a massive national scale in a remarkably short timeframe. As of early 2026, the company has grown to nearly 300 locations across 27 states. This rapid ascent is backed by a staggering 658% three-year growth rate, securing them a consistent spot on the Prestigious Inc. 5000 list for five consecutive years.

Market Dominance: System-wide sales have skyrocketed, reaching \$167 million in 2024, up from just \$27 million in 2021 – a massive 138% jump in sales growth over just two years.

Expansion Momentum: The brand recently secured a \$360 million financing package in January 2026 to fuel even further acquisitions and national footprint expansion.

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TRAFFIC COUNTS &
DEMOGRAPHICS

- Traffic Count (GDOT 2023:)
 - S Harris Street – 12,900 VPD

214 S Harris Street - Sandersville, GA

POPULATION	1 MILE	3 MILE
2025 POPULATION	3,308	8,297
2030 ESTIMATED POPULATION	3,239	8,165
HOUSEHOLDS	1 MILE	3 MILE
2025 HOUSEHOLDS	1,307	3,361
2030 HOUSEHOLD ESTIMATES	1,287	3,321
HOUSEHOLD INCOME	1 MILE	3 MILE
2025 HH INCOME	\$55,467	\$58,926
2030 HH INCOME ESTIMATE	\$55,467	\$63,807

AVERAGE INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
				
\$58,926	8,297	3,361	3%	10,464

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MAP



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