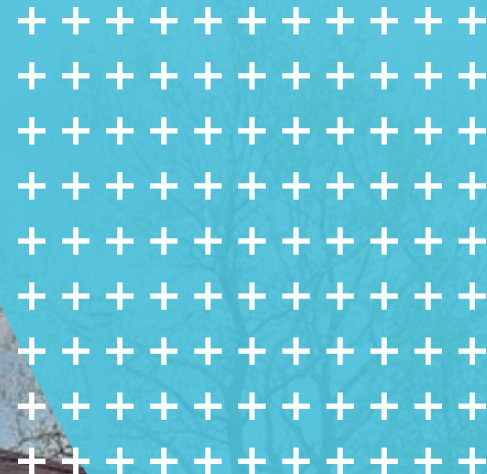


# Investment Opportunity

441 West Avenue  
Tallmadge, Ohio 44278



CAR WASH

OPEN

Touchless Tunnel Car Wash Available

CBRE



Touchless Tunnel Car Wash Available

# Investment Opportunity

441 West Avenue

Tallmadge, Ohio 44278

Touchless Tunnel Car Wash with a DRB operating system, which is open 7 days a week (Monday-Saturday 8:30 a.m. to 5:30 p.m. and Sunday 9:00 a.m. to 4:00 p.m.)

## PROPERTY HIGHLIGHTS

**±6,152**

Building Size

**±0.92 A**

Land Size

**6001135, 6001136**

Parcels

**1959**

Year Built

**±6,152 SF**

Building Size

**±0.92 Acres**

Land Size

**±100'**

Frontage

**±400'**

Depth

**4**

GL Doors

**Flat rubber membrane redone in 2020**

Roof

Sale Price - \$430,000 (\$69.90/SF)

**Forced Air**

HVAC

**3 phase, 400 amps**

Power



# Business Overview

## Touchless Car Wash & Detailing Services



### VEHICLES SERVED

- 2022: 21,314 Vehicles
- 2023: 18,571 Vehicles
- 2024: 15,992 Vehicles

### WASH PRICING

- Supreme \$30. Includes vacuuming interior, windows, top of dash wiped, tire dressing, high gloss, rain-x, underbody, ceramic finish and towel dried.
- Full Service \$25. Includes vacuuming interior, windows, high gloss, underbody, towel dry.
- Premium Express Wash \$19. Underbody, high gloss, ceramic finish, towel dry
- Express Wash \$11. Quick exterior wash and towel dry.

### STAFF - 10 EMPLOYEES

- 1 Manager \$15.50/hr
- 3 Employees \$11/hr
- 6 Employees at Minimum wage

### EQUIPMENT LIST

- Petit Side Washers
- 4 Stationary arches (2 with lights).
- 3 application arches (soap, coatings) all have round lights inside tunnel
- Conveyor- 100' MacNeil Brand (4 years old)
- 4 Pressure washers.
- Low pressure stations 8
- Spot free rinse
- Blowers 7 at end of tunnel
- Vacuums - One central station employees do before sending car through wash
- MOC Software is DRB Systems

### MONTHLY MEMBERSHIP PRICING

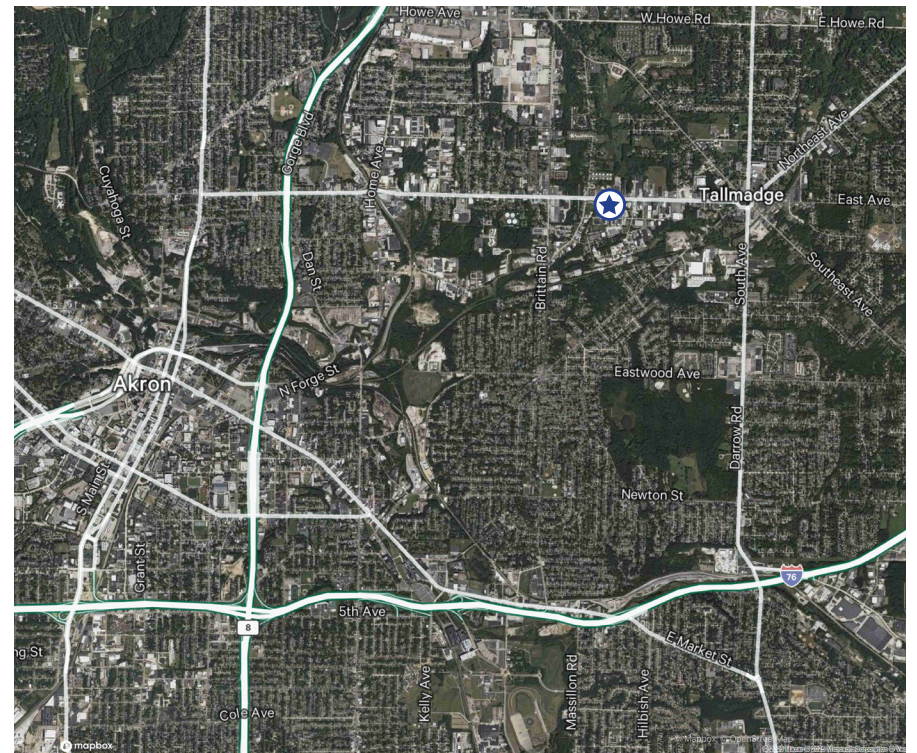
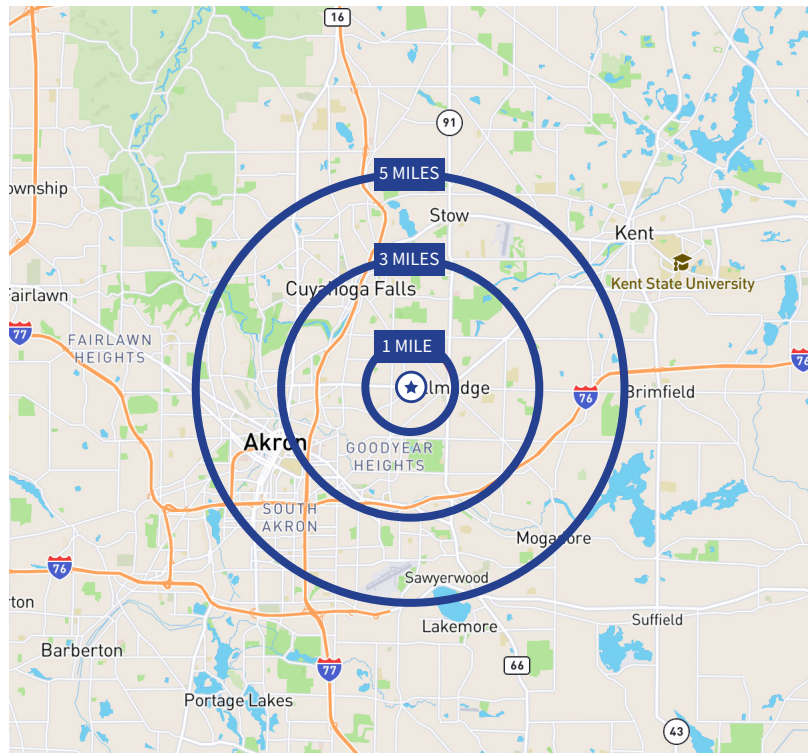
- Supreme \$52.99/month
- Full Service \$42.99/month
- Premium Express Wash \$33.99/month
- Express Wash \$24.99/month

### MEMBERSHIP PLANS

- 2023 Average Membership Plans Per Month: 300
- 2024 Average Membership Plans Per Month: 302

# Area Demographics

	1 MILE	3 MILES	5 MILES
2024 Businesses	431	2,692	7,646
2024 Employees	5,090	48,945	134,900
2024 Population	6,769	81,741	203,218
2024 Median Age	39.40	38.80	38.90
2024 Population 25 and Over	4,689	57,744	142,491
2024 Households	3,066	35,661	89,601
2024 Average Household Income	\$56,518	\$69,367	\$73,951
2024 Owner Occupied Housing Units	1,438	19,808	50,937
2024 Average Value of Owner Occ. Housing Units	\$201,513	\$194,839	\$204,209
2024 Daytime Population	7,807	81,700	227,776
Daytime Workers	4,051	39,676	123,358
Daytime Residents	3,756	42,024	104,418
2024 Average Household Size	2.19	2.25	2.21



# Investment Opportunity

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Tallmadge, Ohio 44278



## Contacts

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