

FOR SALE

Self-Service Car Wash Opportunity

305 Old Wrightsboro Road, Grovetown, GA 30813

FOR SALE

SELF SERVICE

305 Old Wrightsboro Road

- +/- 0.51 Acres
- 5 Bays



Meybohm
COMMERCIAL



Meybohm
— COMMERCIAL



FOR SALE

SELF SERVICE CAR WASH

305 Old Wrightsboro Rd. Grovetown, GA

- +/- 0.51 Acres
- 5 Bays
- 5 Vacuums
- CC-3 Zoning (Columbia Coun
- All New Credit Card Machine
- Dense Residential Area

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$230,000
Building Size:	1,840 SF
Lot Size:	0.51 Acres
Zoning:	CC-3 (Columbia County)

- +/- 0.51 Acres
- Dense Residential Area
- Value Add Opportunity
- Several Upgrades

PROPERTY OVERVIEW

Meybohm Commercial Properties is pleased to exclusively present this 5-bay self-service car wash located in the heart of Grovetown, GA. Strategically positioned around a dense residential and heavy commercial uses, lot sitting on gracious parcel consisting of +/- 0.51 acres. Located on Old Wrightsboro Road with visibility to approximately 2,500 Vehicles Per Day (VPD), and eye sight to Wrightsboro Road, which has access to +/- 20,000 VPD. Grovetown is a major hub for Fort Eisenhower, which is one of the largest cyber centers in the U.S. A fully equipped 5-bay self-service car wash, offering an excellent opportunity for entrepreneurs looking to enter the automotive service industry. This turnkey business includes five vacuums, one tire pressure machine, plenty of upgrades, all new credit card machines, and five individual bays with high-quality cleaning equipment. Such as high pressure water hoses, soap dispensers, vending products, and foaming brushes. The facility is designed for customer convenience, allowing them to independently wash and maintain their vehicles. With a proven track record and established customer base, this self-service car wash presents a great investment, providing a ready-to-go business for those seeking a opportunity in the automotive care sector. Plenty of opportunity for Value-Add.

LOCATION OVERVIEW

Located in Grovetown, GA, which is a major hub of Columbia County, GA. Positioned just off of Old Wrightsboro Road, that connects to Wrightsboro Road, which is a major thoroughfare in Grovetown, GA.

RETAILER MAP



LOCATION MAP



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

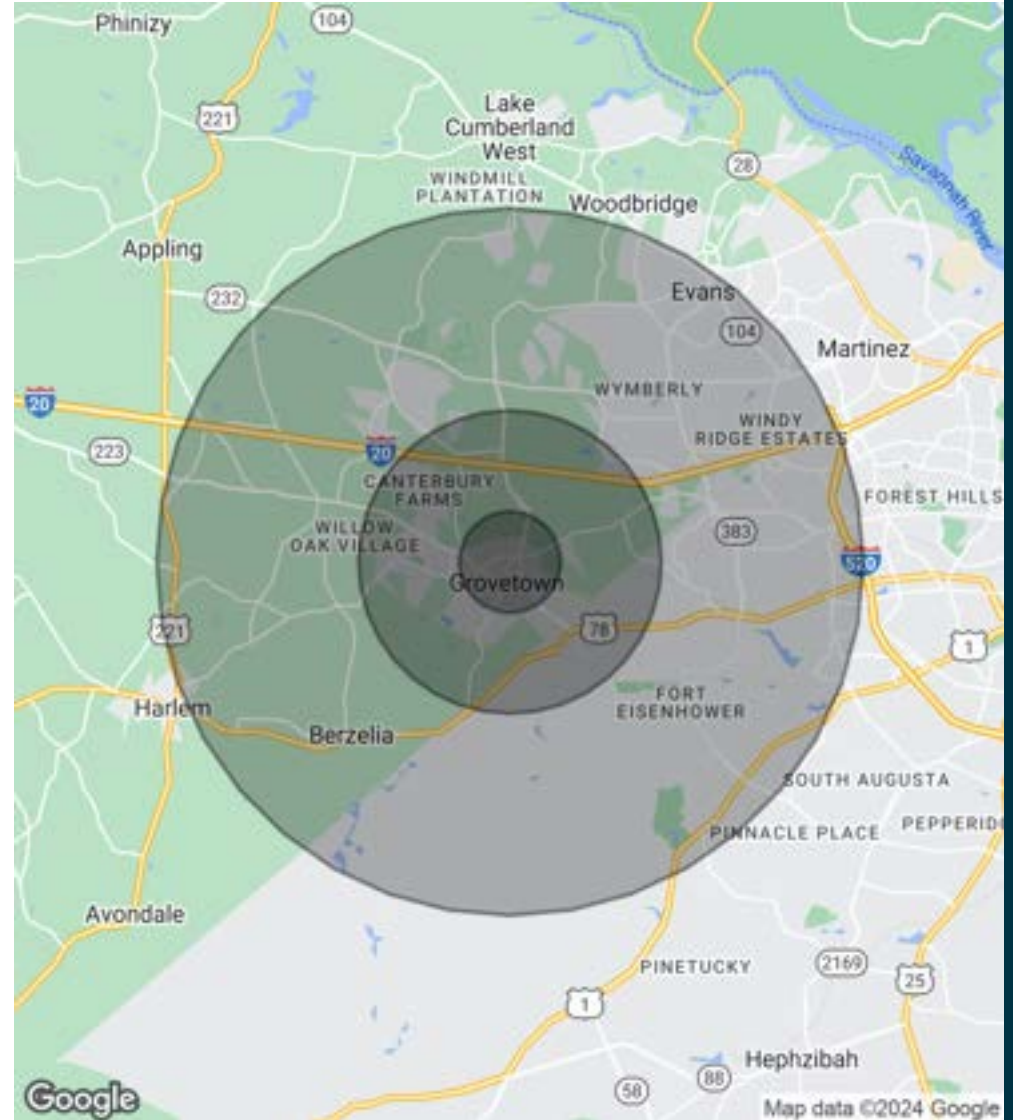
POPULATION	1 MILE	3 MILES	7 MILES
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Total Population	5,362	28,022	123,673
Average Age	32.5	33.5	35.3
Average Age (Male)	34.8	35.8	35.2
Average Age (Female)	31.6	32.0	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	7 MILES
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Total Households	2,116	10,691	48,157
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$47,296	\$63,352	\$67,852
Average House Value	\$109,127	\$178,524	\$178,147

2020 American Community Survey (ACS)





CHARLIE MOYE

Sales Agent

Cmoye@Meybohm.Com

Cell: 706.832.1726

PROFESSIONAL BACKGROUND

After 15 years in outside sales and sales management, Charlie is excited to continue his career in Commercial Real Estate. Growing up in the Thomson and Augusta area, he wants to help see our local businesses succeed and grow in this market and help bring new opportunities to our area. He also looks forward to working with investors and those looking to make land acquisitions for personal or professional use. In his spare time, Charlie likes to spend time with his wife and 3 boys outside, visiting the beach, hunting, and playing golf.

EDUCATION

BA of Science

Georgia Southern University 2006

MEMBERSHIPS & AFFILIATIONS

CCIM Candidate Member

ICSC

GAAR

GA #418771 // SC #128571

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com