

**FOR SALE**

**FINISH LINE AUTO WASH**

872 RIVER HWY

MOORESVILLE, NC 28117



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# PROPERTY PHOTOS







# FINISH LINE AUTO WASH

## PROPERTY HIGHLIGHTS

- Turn key highly profitable automatic car wash business and real estate
- Zero employees and very passive ownership
- Currently over 170 monthly members and growing
- YOY car wash count growth and revenue growth
- Extensive upgrades including new digital advertisement sign, new pay station, new track, new air mitters, new LED lighting, updated equipment, etc.
- Brand new multi-family development and single family homes surrounding the car wash
- Off main retail thoroughfare. Harris Teeter Supermarket, Sam's Club, Target within walking distance
- Current owner is doing zero advertisement
- Projected 11.51% one mile population increase and 9.45% three mile population increase
- Property is subject to bonus depreciation (consult with your CPA)

## PROPERTY DETAILS

ASKING PRICE	<b>\$925,000</b>
ADDRESS	<b>872 River Hwy, Mooresville, NC 28117</b>
COUNTY	<b>Iredell</b>
BUILDING SIZE	<b>±1,669 SF</b>
ACREAGE	<b>±0.51 Acres</b>



PROPERTY HIGHLIGHTS



## MOORESVILLE, NC

Mooresville, North Carolina, is a thriving city located in Iredell County, approximately 30 miles north of Charlotte. With a population of around 50,000 residents, it has experienced significant growth in recent years, thanks in part to its strategic location and excellent transportation infrastructure. The city is easily accessible via Interstate 77, making it a popular choice for commuters looking to balance suburban living with access to job opportunities in the larger metropolitan area.

Mooresville offers a diverse range of activities and attractions for its residents and visitors. Lake Norman, the largest man-made lake in North Carolina, is a major highlight, providing opportunities for boating, fishing, and water sports. The city’s historic downtown district boasts charming shops, restaurants, and cultural venues, creating a vibrant atmosphere for shopping and dining. Additionally, motorsports enthusiasts are drawn to Mooresville due to its moniker as “Race City USA,” with numerous NASCAR racing teams and associated businesses operating in the area.

The city is primarily served by the Mooresville Graded School District, which consists of three elementary schools, three middle schools, and one high school. While Mitchell Community College is the only postsecondary campus within city limits, UNC-Charlotte, Davidson College, and Strayer University are all located within 30 miles of Mooresville.

Lake Norman Airpark sits along the edge of Lake Norman and is five miles northwest of downtown Mooresville, offering a 3,100-foot runway. Known as a “fly-in community”, Lake Norman Airpark is owned by the surrounding Lake Norman Airpark Owners Association and is home to nearly 50 lots.

EST POPULATION (2022)	52,656
HOUSEHOLDS (2022)	18,744
MEDIAN HH INCOME (2022)	\$75,141
POPULATION PER SQUARE MILE (2022)	2,507





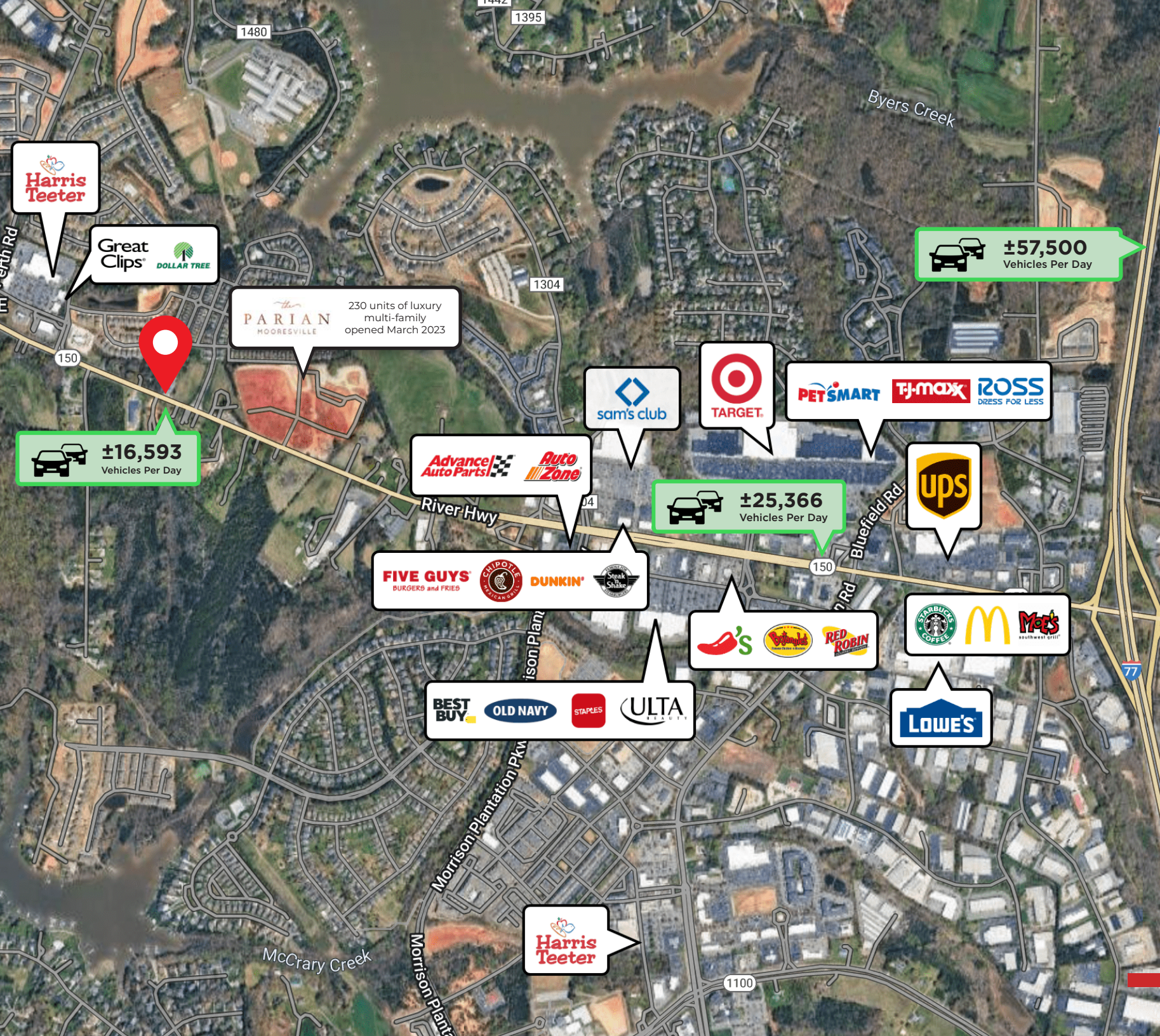
**RIVER HWY**

**WATER OAK DR**

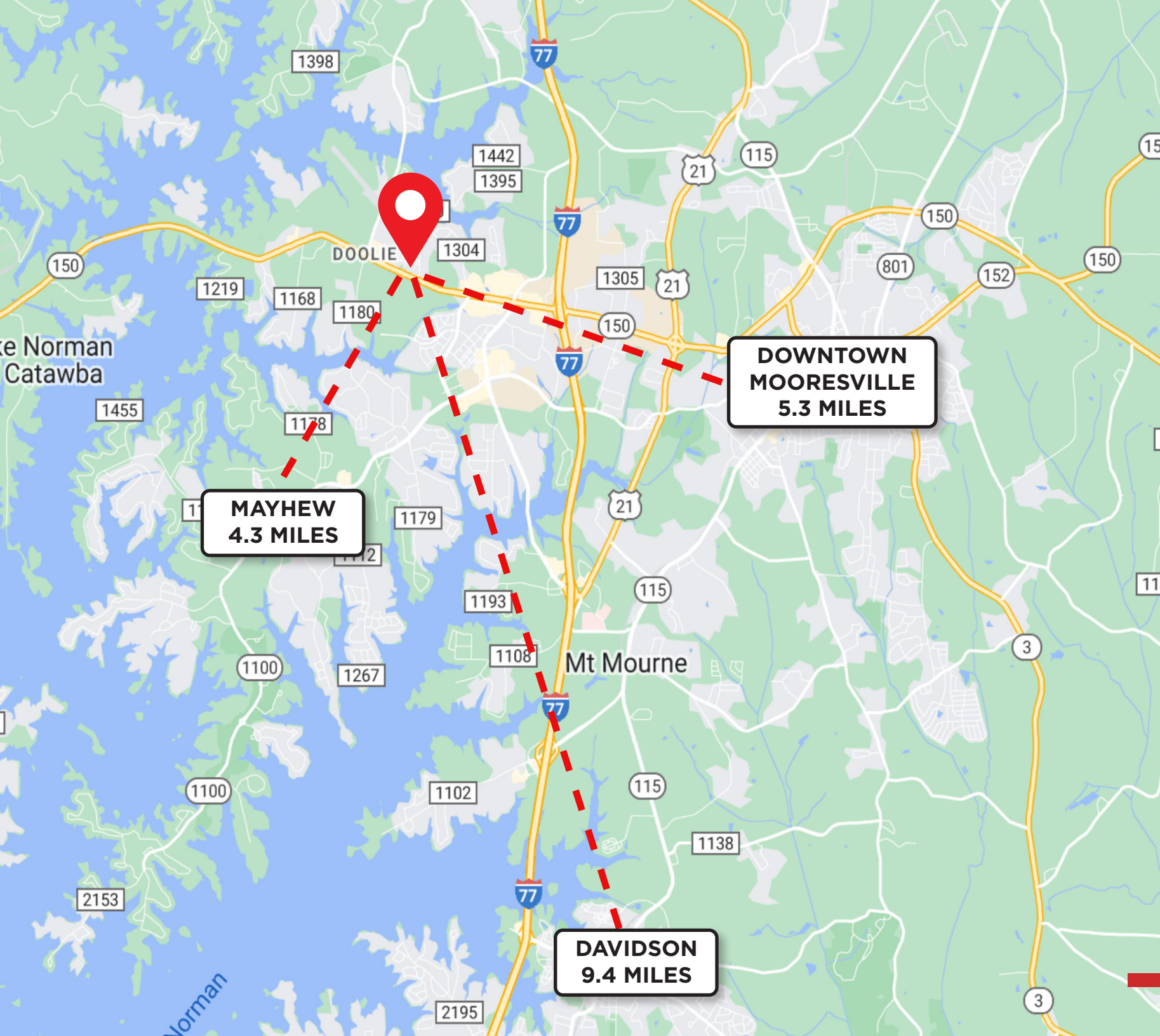
**PARCEL OUTLINE**



# NEARBY AMENITIES

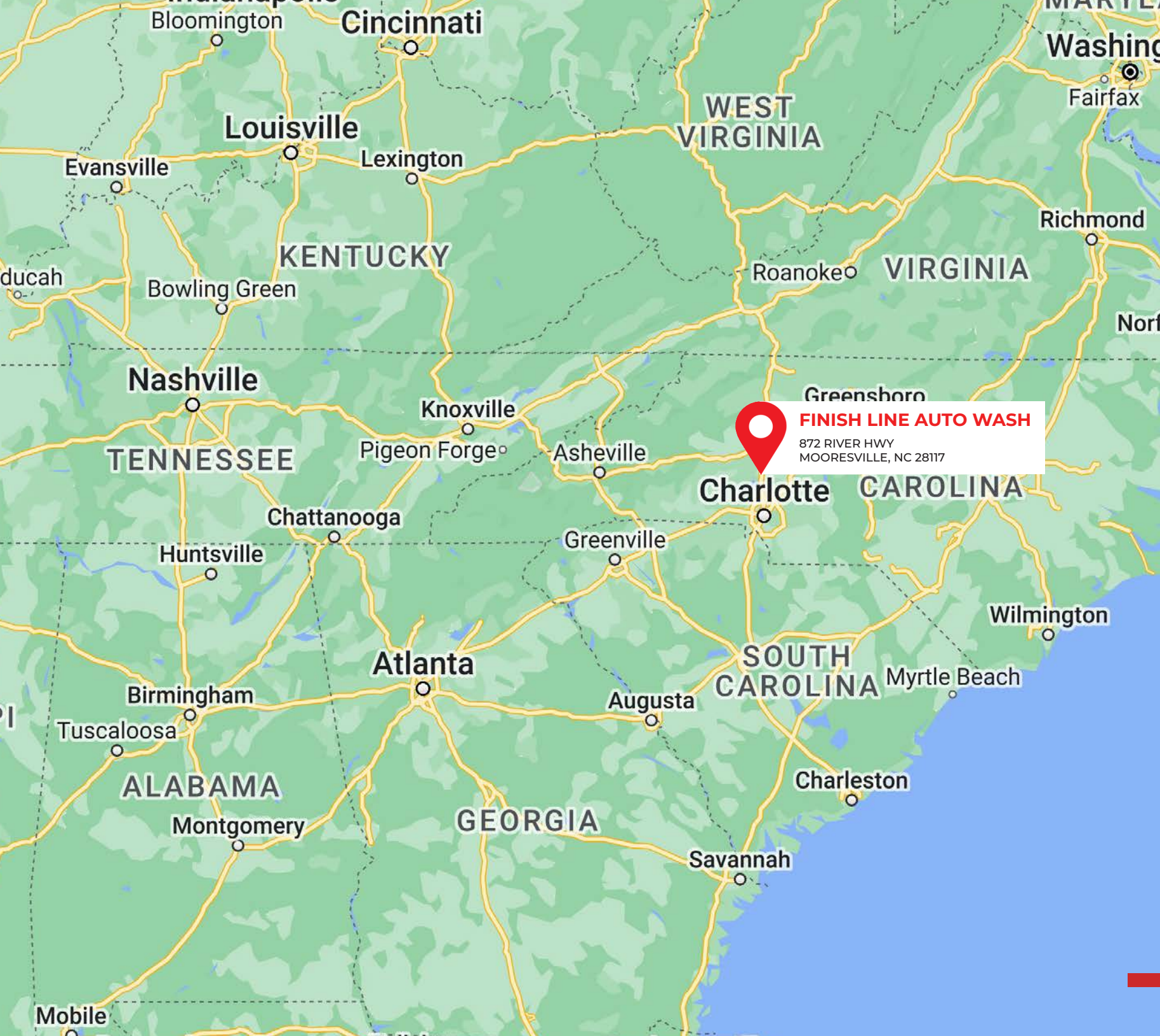






# DRIVE TIME MAP





REGIONAL MAP



# BROKER REPRESENTATION



**600**  
CURRENT  
BROKER LISTINGS

**12,500**  
MULTI-FAMILY  
APARTMENTS MANAGED

**17,500,000**  
COMMERCIAL  
SF MANAGED

**\$22,000,000,000**  
IN  
CLOSED TRANSACTIONS



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Marc began his career as an accountant for Grant Millman & Johnson PC, working with real estate manufacturing companies, and gained additional experience in commercial real estate while working for a Los Angeles-based developer.

Marc is an Investment Sales Associate and brings over five years of commercial real estate experience to Friedman Real Estate. Leveraging his deep knowledge of net lease properties and car washes, Marc offers his clients expert advice on identifying the right properties and businesses to grow their investment portfolios. Although Marc represents clients in identifying national investment properties, he is extremely passionate about helping clients right here in the Midwest. Marc separates himself from other car wash brokers in the industry because he is an owner/operator of a car wash. This gives him a distinct advantage when it comes to providing clients with market insights, valuations, and overall industry connections.

A 2017 graduate of Central Michigan University, Marc earned his BBA degree in Accounting & Finance.



# SERVICE LINES



Friedman's Investment Advisory group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership tasks and ultimately disposition.

## **SINGLE TENANT SALES**

(RETAIL, MEDICAL, OFFICE, INDUSTRIAL)

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

## **MULTI-FAMILY SALES**

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

## **SHOPPING CENTER SALES**

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret owners' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.

## **ONLINE AUCTION SALES**

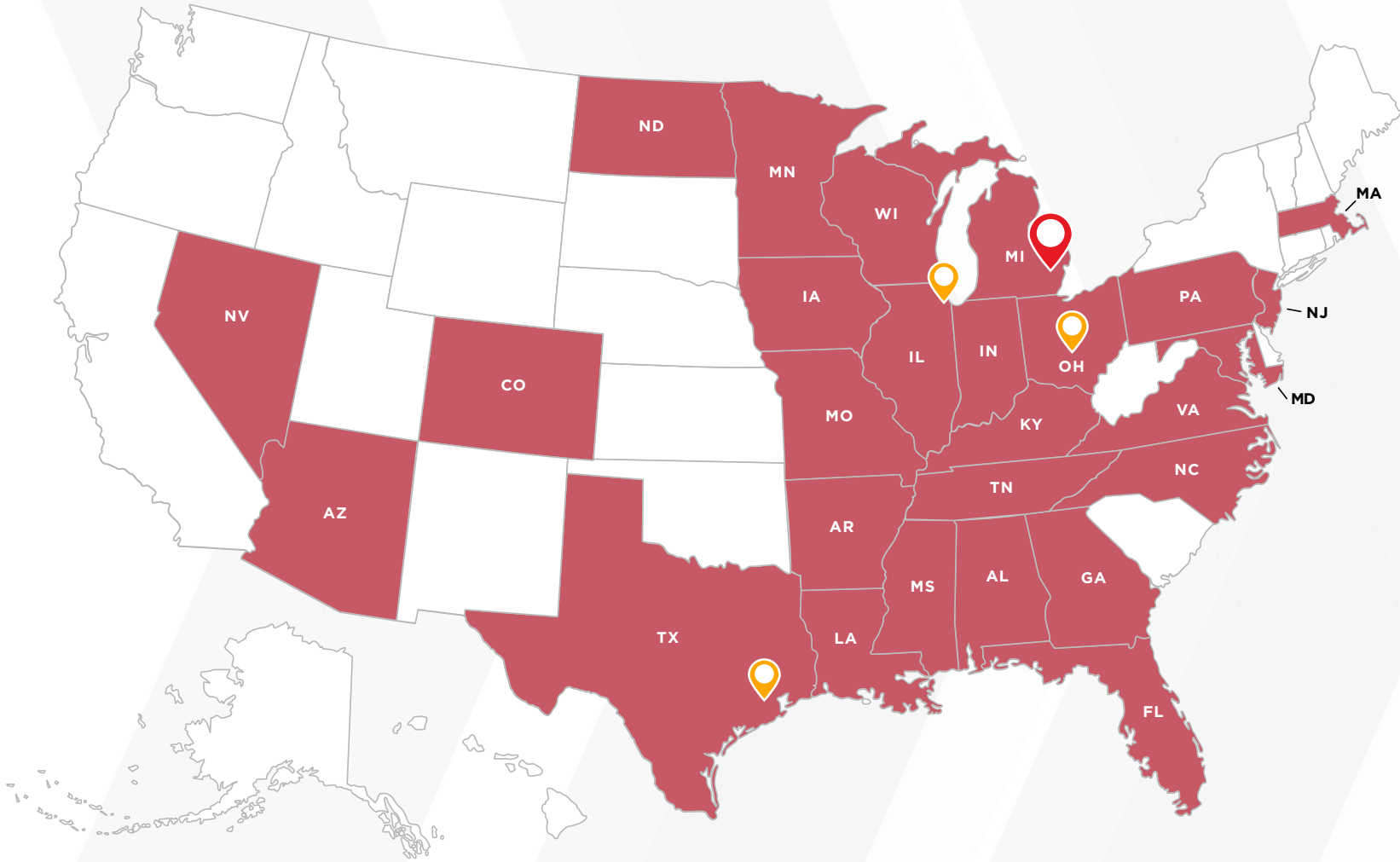
Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

## **ADDITIONAL SERVICE LINES**

- **1031 EXCHANGES**
- **DEBT PLACEMENT / CAPITAL MARKETS**
- **SALE LEASEBACKS & PORTFOLIO SALES**
- **VALUATION, RESEARCH & CONSULTATION**
- **COMMERCIAL MANAGEMENT**
- **CONSTRUCTION & DESIGN SERVICES**







**OFFICES**

FARMINGTON HILLS, MI (HQ)

CHICAGO, IL

COLUMBUS, OH

HOUSTON, TX



CREATING  
**VALUE**  
BEYOND  
**REAL**  
**ESTATE**



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