

RETAIL FOR SALE

COURTHOUSE CARWASH

10903 COURTHOUSE ROAD, FREDERICKSBURG, VA 22408



FOR SALE

KELLER WILLIAMS SOLUTIONS

8100 Ashton Ave #103
Manassas, VA 20109



Each Office Independently Owned and Operated

PRESENTED BY:

ED MARTIN, CCIM

Principal Broker

O: (703) 867-3350

C: (703) 867-3350

edmartin@kwcommercial.com

0225075345, Virginia

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10903 COURTHOUSE ROAD



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EXECUTIVE SUMMARY

10903 COURTHOUSE ROAD



OFFERING SUMMARY

PRICE: \$0

BUILDING SF: 0

PRICE / SF:

NOI:

CAP RATE:

OCCUPANCY:

AVAILABLE SF: 0

LOT SIZE: 0 SF

SIGNAGE:

FRONTAGE:

RENOVATED:

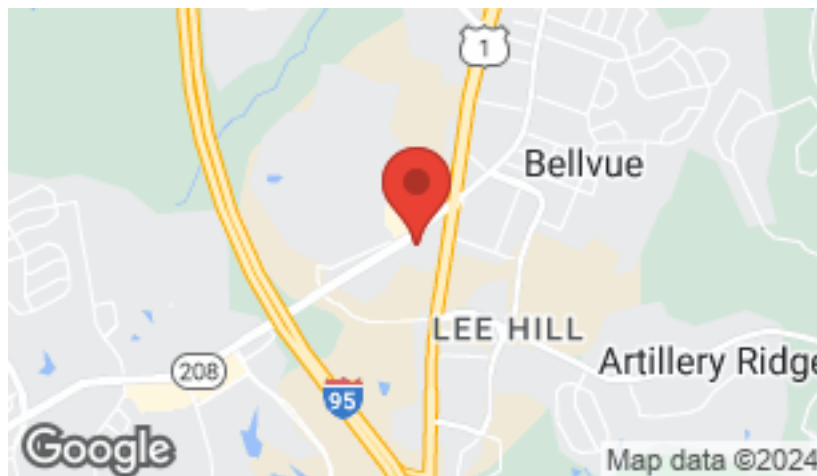
YEAR BUILT:

PARKING:

PARKING RATIO:

ZONING:

PROPERTY OVERVIEW



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LOCATION & HIGHLIGHTS

10903 COURTHOUSE ROAD



LOCATION INFORMATION

Building Name: Courthouse Carwash
Street Address: 10903 Courthouse Rd
City, State, Zip: Fredericksburg, VA 22408
County: Spotsylvania
Market: Washington, DC
Sub-market: Spotsylvania County
Cross Streets: Patriot Hwy
Signal Intersection: Patriot Hwy

LOCATION OVERVIEW

On the South Side of Fredericksburg within eyesight of Famous US Route 1.

Directions:

I-95 to Rt 3 East Fredericksburg. Right on Rt 1, Right on Courthouse Rd, Rt 208. Make a U Turn to Courthouse Rd Eastbound. Entrance to Car Wash lot will be on the right.



PROPERTY HIGHLIGHTS

- Operational Multi-Bay Car Wash on highly visible Courthouse Rd
- Property Sale with Business Value Included - Non-Cash assets.
- Four Self Service bays and an automated bay with an 80' Hybrid conveyor system. 2 Self Service Vacuum Stations.
- Owner will also consider a business sale and establish a lease with new business owner.



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PROPERTY PHOTOS

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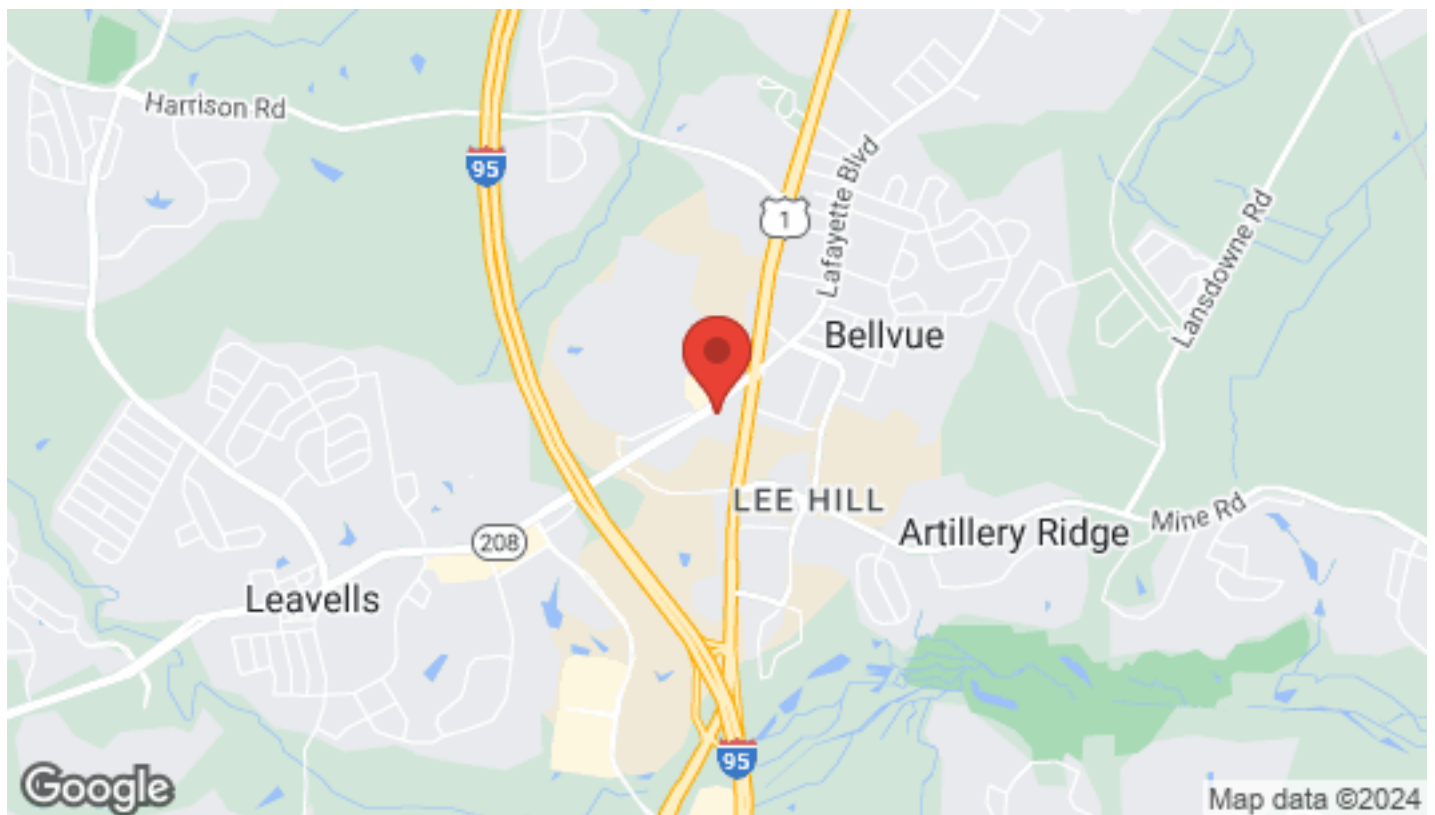
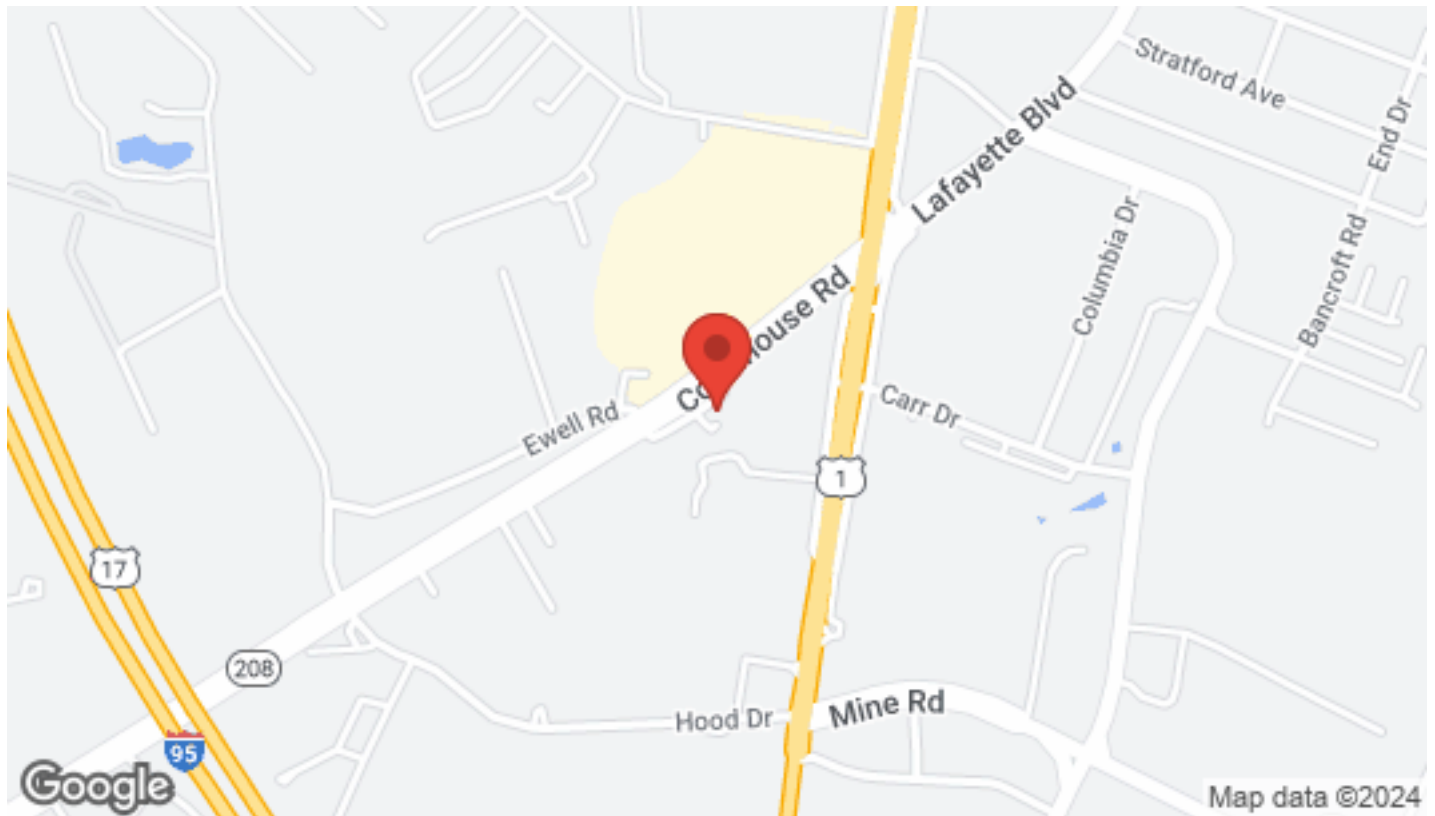
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LOCATION MAPS

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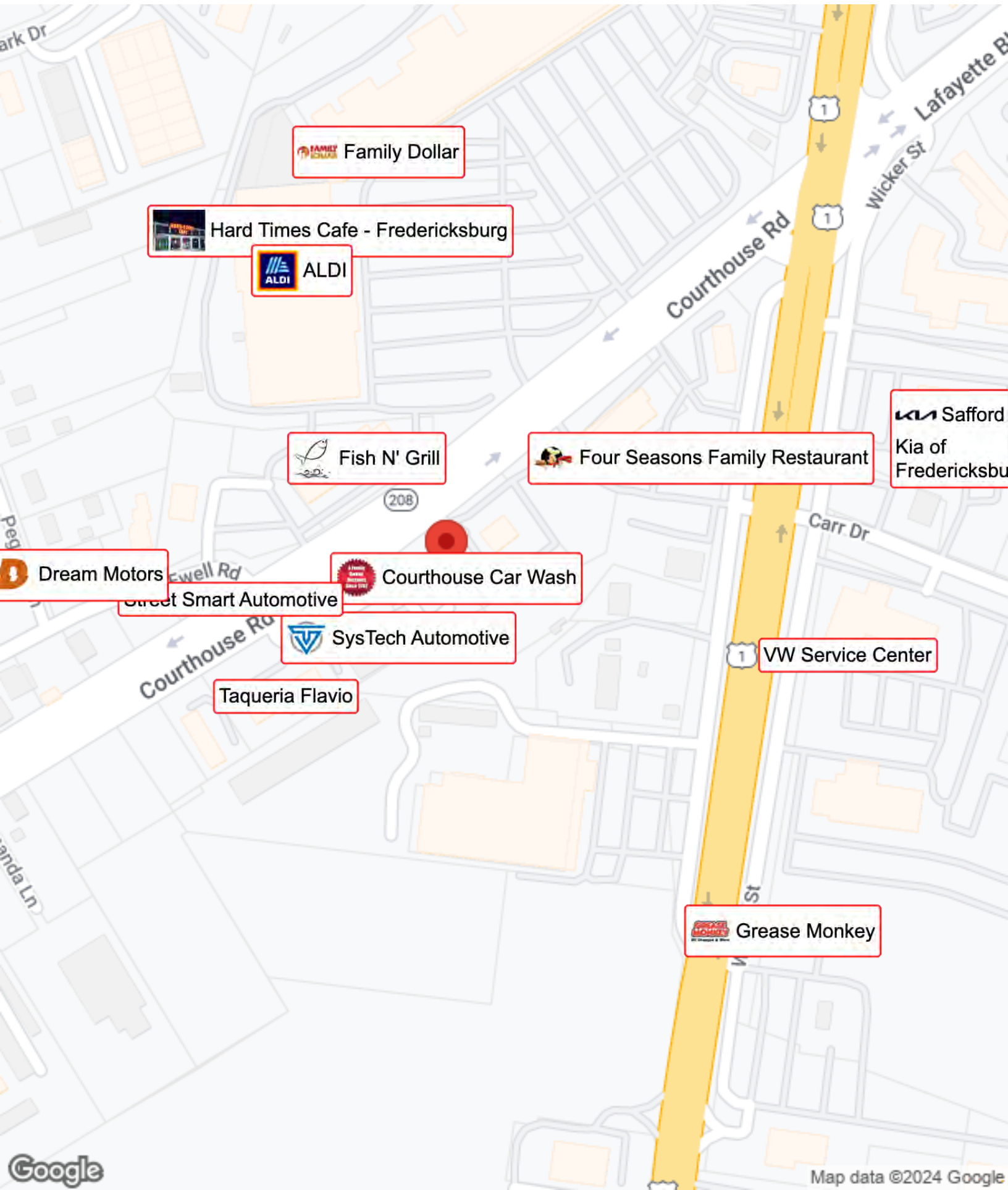
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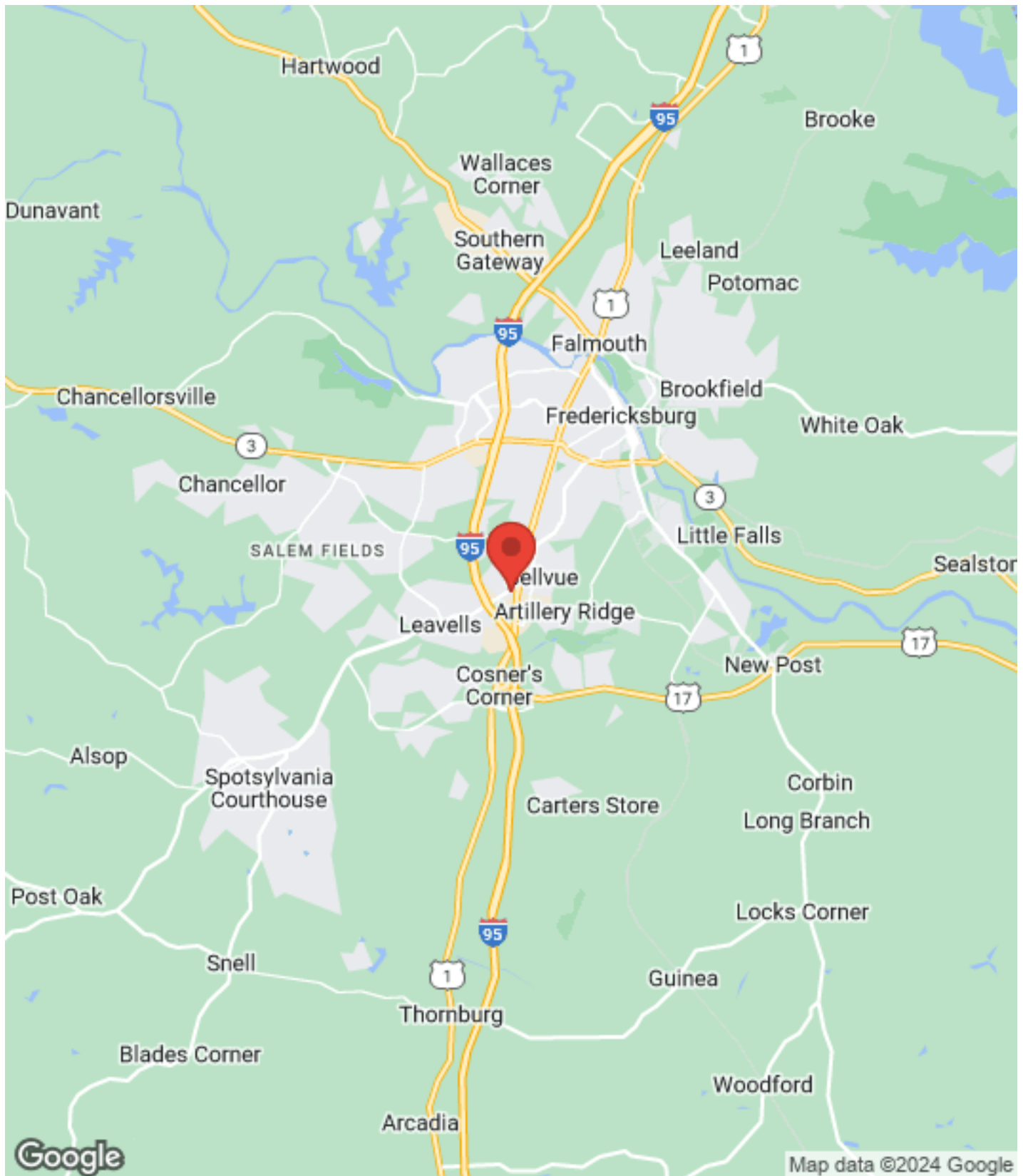
BUSINESS MAP

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REGIONAL MAP

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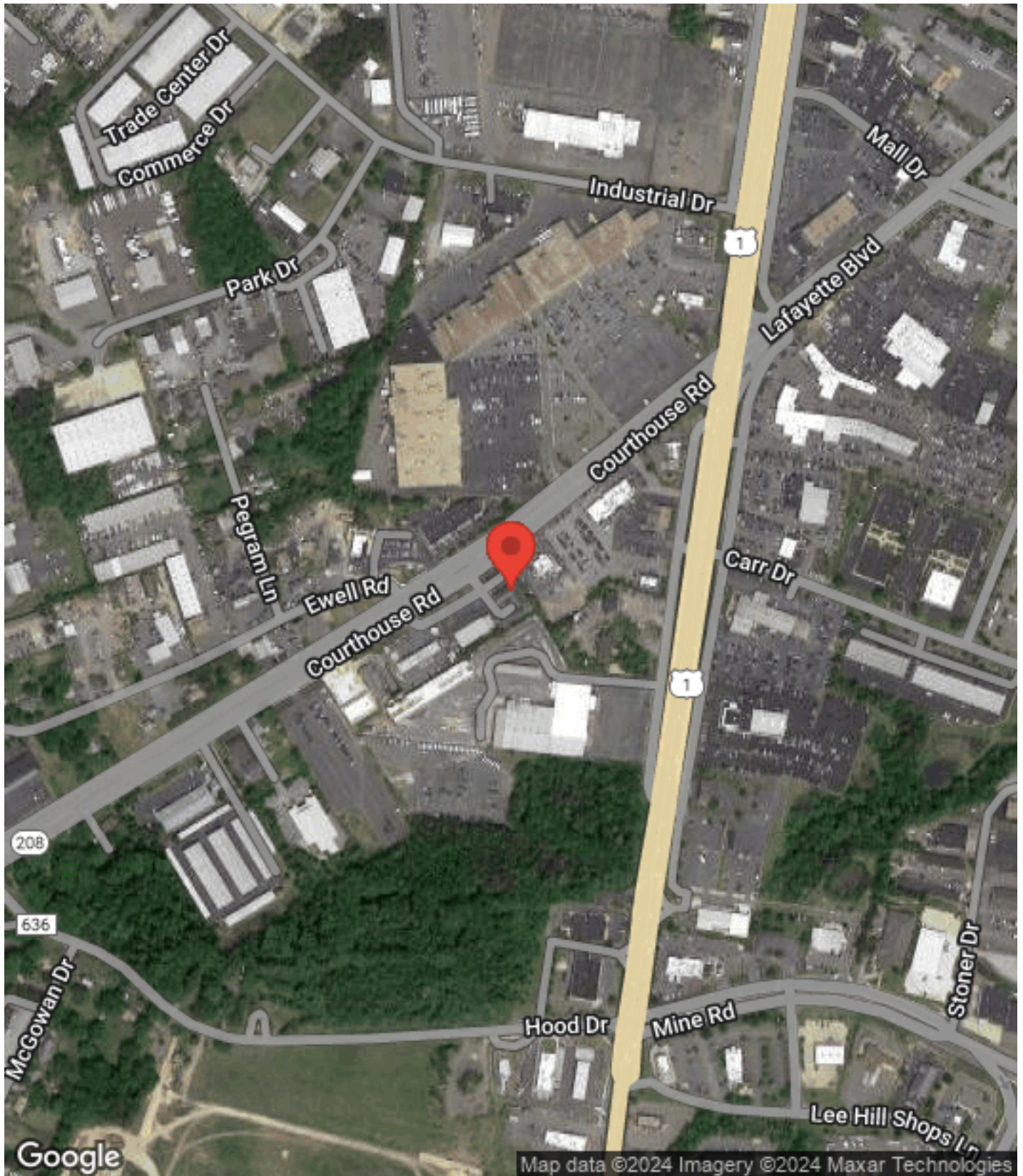
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AERIAL MAP

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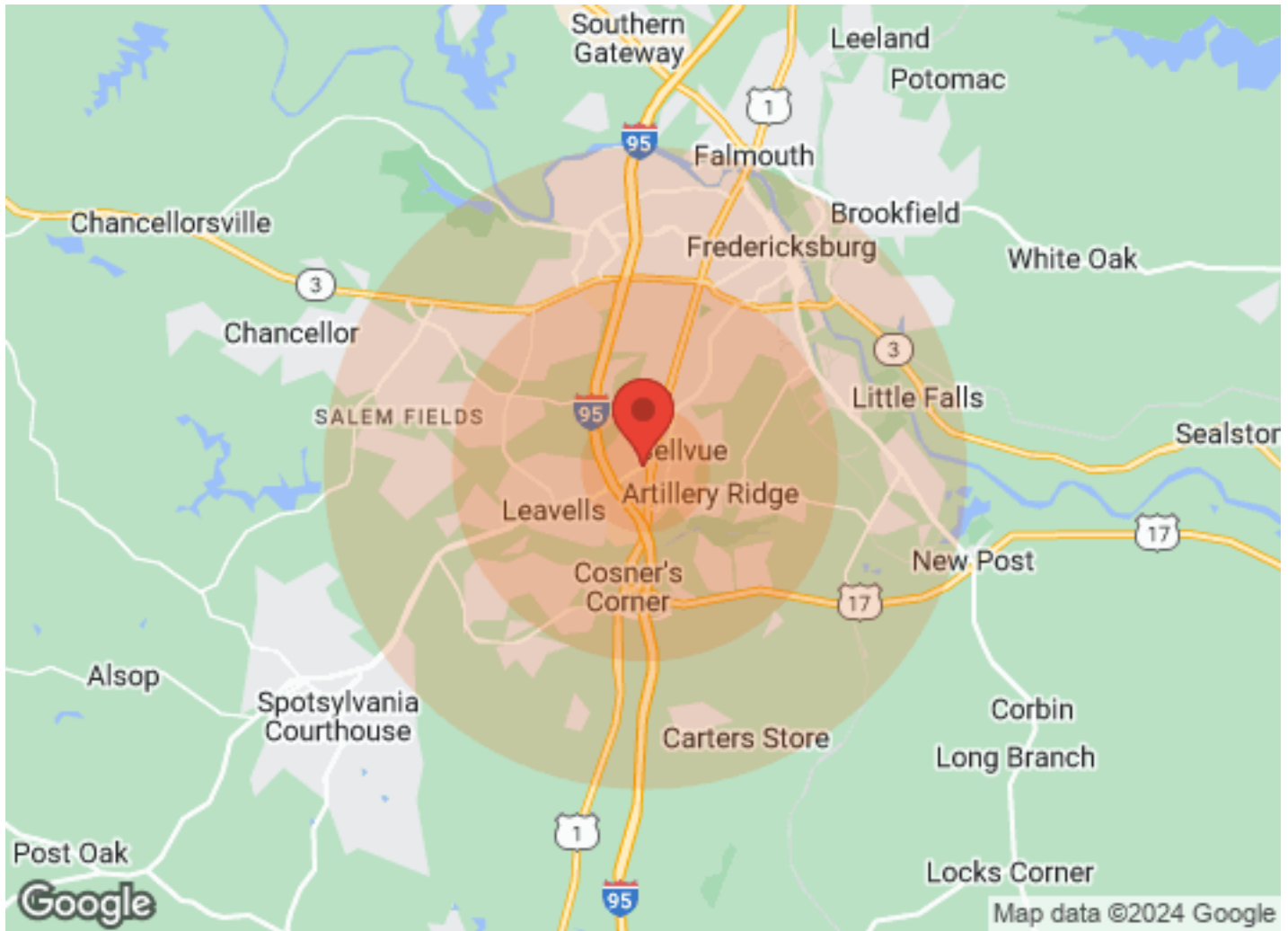
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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	3,511	25,481	53,577	Median	\$88,008	\$80,426	\$75,101
Female	3,698	27,325	56,988	< \$15,000	158	1,015	3,252
Total Population	7,209	52,806	110,565	\$15,000-\$24,999	177	1,389	3,009
				\$25,000-\$34,999	118	1,176	2,896
Age				\$35,000-\$49,999	227	2,579	5,154
Ages 0-14	1,525	11,694	23,980	\$50,000-\$74,999	547	3,785	7,390
Ages 15-24	1,087	7,626	16,011	\$75,000-\$99,999	447	3,251	6,329
Ages 25-54	2,713	20,848	45,319	\$100,000-\$149,999	532	3,890	7,456
Ages 55-64	891	5,983	12,306	\$150,000-\$199,999	350	1,536	2,566
Ages 65+	993	6,655	12,949	> \$200,000	11	589	1,336
				Housing			
Race				Total Units	2,772	19,900	41,488
White	5,392	36,485	76,895	Occupied	2,650	18,787	38,787
Black	1,098	10,636	21,546	Owner Occupied	2,072	12,699	25,111
Am In/AK Nat	4	28	97	Renter Occupied	578	6,088	13,676
Hawaiian	N/A	6	10	Vacant	122	1,113	2,701
Hispanic	786	5,631	11,740				
Multi-Racial	1,186	8,940	19,354				

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PROFESSIONAL BIO

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Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.