

CARESS CAR WASH

3802 Airport Highway, Toledo, OH 43615



Offering Summary

Sale Price:	\$265,000
Building Size:	4,312 SF
Lot Size:	0.47 Acres
Price / SF:	\$61.46
Year Built:	1988
Renovated:	2002
Zoning:	10-CR
Submarket:	South/Southwest
Traffic Count:	20,000

Property Overview

- 4 High Pressure Self-Service Bays | 1 Automatic Wash Bay | Touch Free or Soft Cloth Options Available
- Vending Machines Offering Snacks, Refreshments & Car Care Products
- 4 Vacuum Stations

Location Overview

- Located on Airport Hwy. in Southwest Toledo, this location is subject to over 19,000 vehicles per day.
- Caress Car Wash is in close proximity to many heavily trafficked areas including the University of Toledo Medical Center, the Toledo Zoo and multiple apartment complexes.
- The 4,312 SF building sits on 0.47 Acres. Caress Car Wash is Toledo's Preferred Local Car Wash Center with 7 great locations serving the Greater Toledo Market. Their facilities offer soft cloth and touch free automatic bays, do-it-yourself bays, vacuums, and a variety of car care products for customers.

Brent Patterson

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Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

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Sale Price

\$265,000

Sale Details

Building Size 4,312 SF

Building Information

Number Of Floors 1

Year Built 1988

Renovated 2002

Tenancy Single

Center Type Free Standing Building

Condition Good

Construction Status Existing

Roof System Shingles

Building Exterior Block

Clear Ceiling Height (Max) 12 ft

Exterior Signage Yes

Delivery Area Rear

Lighting LED

Heat System Description Radiant

Property Details

Zoning 10-CR

Acreage 0.47 Acres

Annual Real Estate Taxes \$4,425

Annual Real Estate Taxes Per SF \$4.60

Parcel / APN Numbers 2002056

Lot Frontage 207 ft

Location Information

Building Name Caress Car Wash

City, State & Zip Toledo, OH 43615

County Lucas

Cross Streets Angola Rd.

Signal Intersection Yes

Nearest Highway I-75

Traffic Count 20,000

Utilities

Internet Provider Buckeye

Power Provider Toledo Edison

Fuel Provider Columbia

Water Provider City

Sewer Description City

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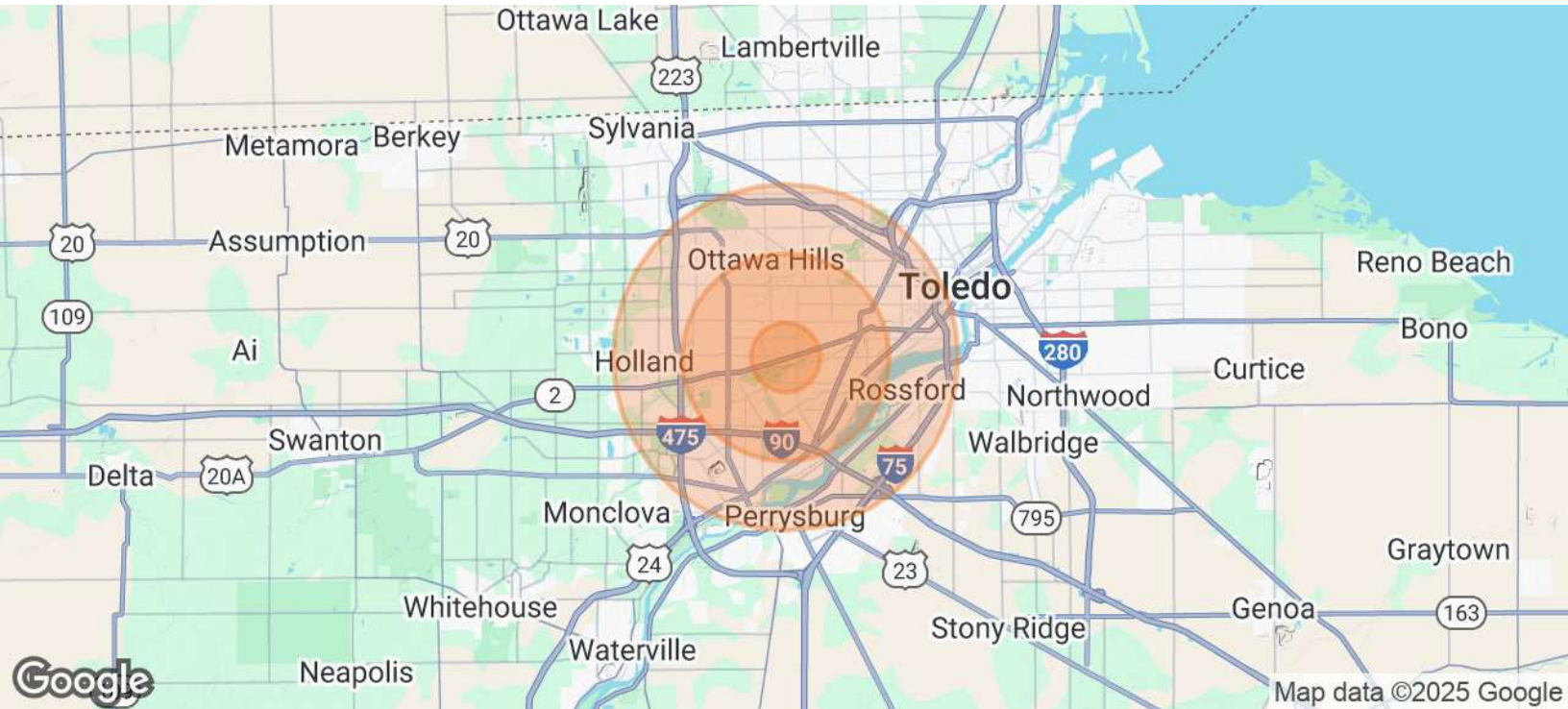
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,800	82,411	205,981
Average Age	38	40	40
Average Age (Male)	37	38	39
Average Age (Female)	39	41	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,987	36,772	91,212
# of Persons per HH	2	2.2	2.3
Average HH Income	\$47,360	\$66,668	\$78,431
Average House Value	\$147,441	\$149,449	\$179,943

Demographics data derived from AlphaMap

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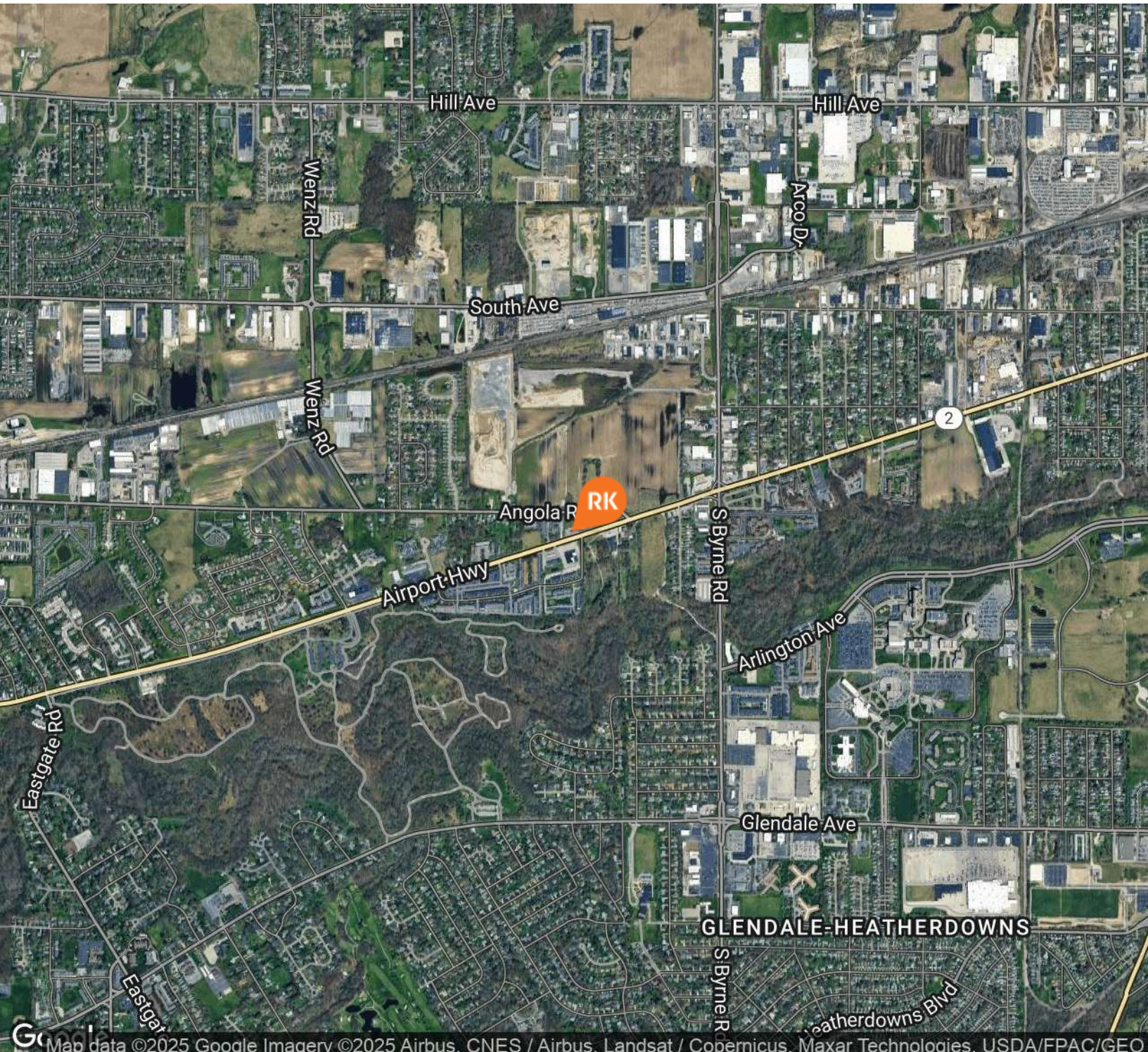
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