

FOR SALE

**Self-Service Car Wash
Opportunity**

315 E Hill St, Thomson, GA 30824

FOR SALE

SELF SERVICE

315 East

- +/- 0.55 Acres
- 6 Bays

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$185,000
Building Size:	2,376 SF
Lot Size:	0.55 Acres
Zoning:	B1

- Corner Lot
- 6 Car Wash Bays
- 6 Vacuums
- 1 Tire Pressure Machine

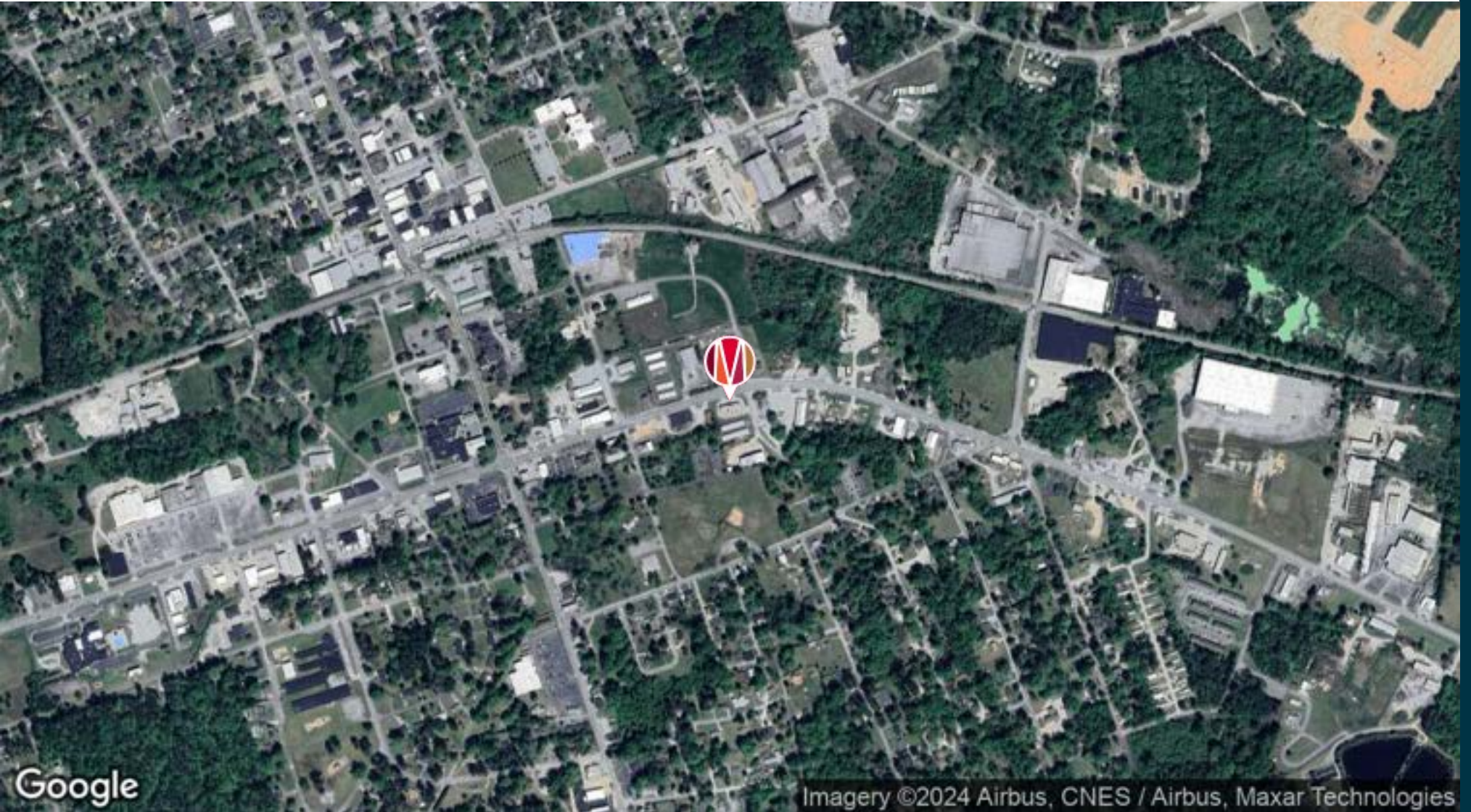
PROPERTY OVERVIEW

Meybohm Commercial Properties is pleased to exclusively present this 6-bay self-service car wash located in the heart of Thomson, GA. Strategically positioned on a corner lot sitting on gracious parcel consisting of +/- 0.55 acres. Located on E Hill Street with visibility to approximately 10,000 Vehicles Per Day (VPD.) A fully equipped 6-bay self-service car wash, offering an excellent opportunity for entrepreneurs looking to enter the automotive service industry. This turnkey business includes six vacuums, one tire pressure machine, plenty of upgrades, and six 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.

LOCATION OVERVIEW

Located on the corner of E Hill Street and Bussey Ave. in Thomson, GA. E Hill Street is a major corridor in McDuffie County.

AERIAL MAP



Google

Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

RETAILER MAP



ADDITIONAL PHOTOS

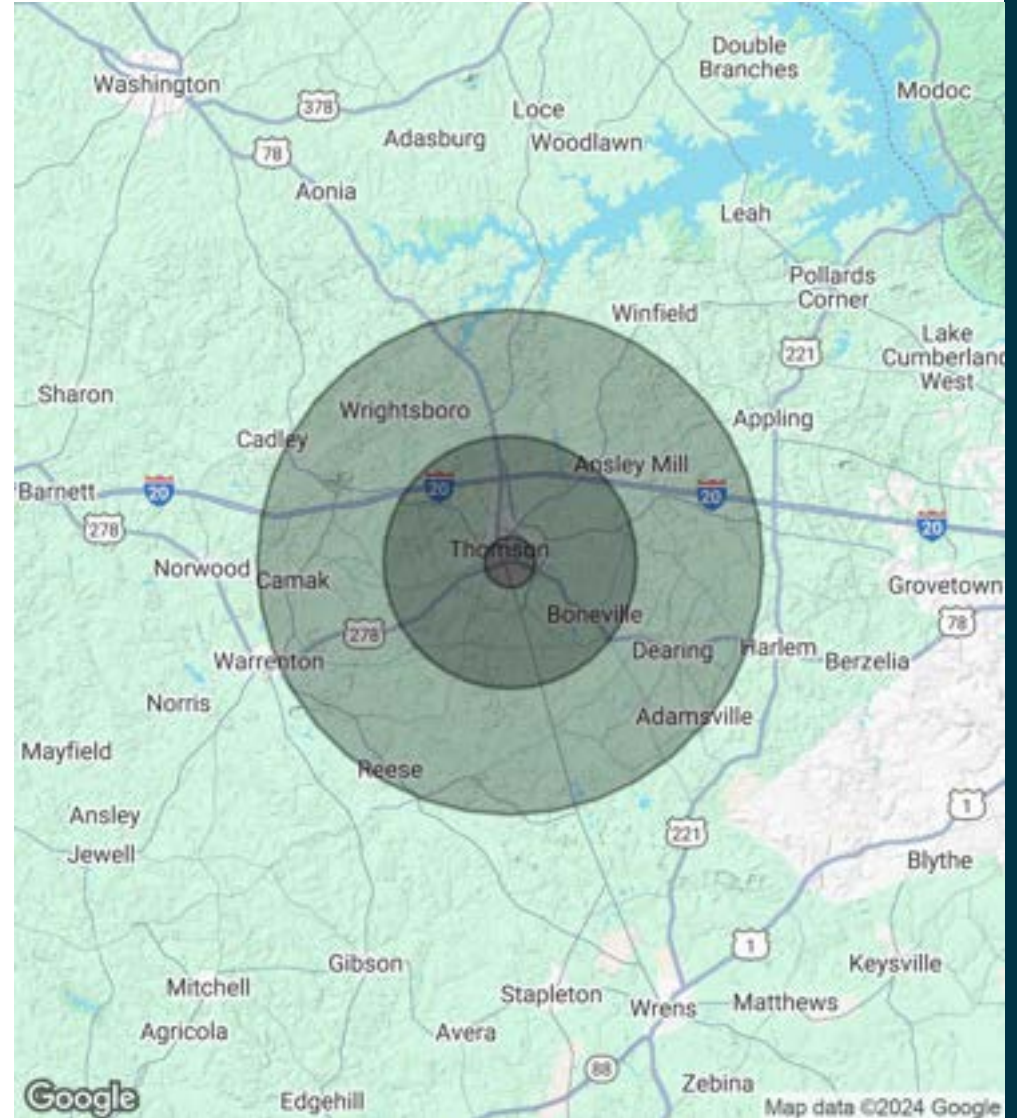


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,139	13,378	24,048
Average Age	36.8	37.2	38.5
Average Age (Male)	29.5	35.9	37.9
Average Age (Female)	36.9	39.2	40.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,005	5,908	10,454
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$41,674	\$49,953	\$51,942
Average House Value	\$79,330	\$120,382	\$128,702

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

DISCLAIMER

All materials and information received or derived from Meybohm Commercial Properties its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Meybohm Commercial Properties its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Meybohm Commercial Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Meybohm Commercial Properties makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Meybohm Commercial Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.