

For Sale: Franklin St. Car Wash

35 W Franklin St, Evansville, IN 47712



New Price: \$985,000



Matt Heseman

Associate Broker

812-219-6901

mheseman@woodwardrealty.com

SALE PRICE: ~~\$1,800,000~~

BUILDING SIZE: 4,200 SF

LAND SIZE: .51 ACRES

This state-of-the-art car wash, completed in 2024, features the latest in car wash technology and infrastructure. The facility includes:

-Two manual bays with air dryers and pay stations accepting cash, CC, and currency pay

-Two automatic bays (one touchless and one friction) with air dryers, soft roll-up overhead doors, and pay stations accepting cash, CC, and currency pay

-Fifth bay fully plumbed and ready for future expansion (can be outfitted for either manual or automatic use)

-Three vacuum systems all accepting cash, CC, and currency pay

-Radiant floor heat in all bays, mechanical room, and extending five feet outside the building for winter time months

-Remote system monitoring via app for real-time revenue tracking and troubleshooting

-Reclaimed water system (300-gallon holding tank), reverse osmosis system (300-gallon holding tank), and water softening system

-High efficiency boiler for hot water and radiant heat

-Two signs (building-mounted and post mounted) including a programmable LED message board for promotions and customer messaging

-HVAC systems in the loft, mechanical room, IT room (mini-split unit), and automatic bays

-Fiber optic internet for fast reliable pay systems and security connectivity

-Full camera surveillance system with recording and app access for remote monitoring

-14 kW natural gas backup generator powering security lighting, communications, and essential systems

-Fully fenced perimeter with two camera-monitored entry and exit areas, site lighting poles equipped with cameras as well

-Site lighting, building lights, and individual bay lighting on programmable controls for security and operational efficiency

-24/7 operation maximizing revenue potential

Financial Information Available For Serious Inquiries



4763 Rosebud Lane
Suite B
Newburgh, IN 47630



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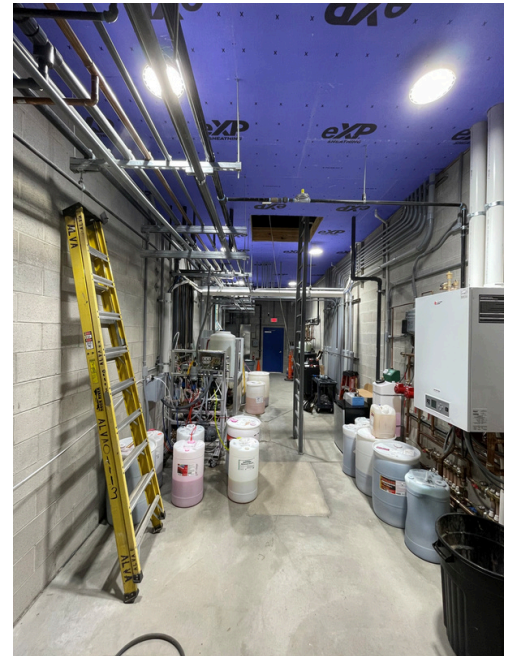
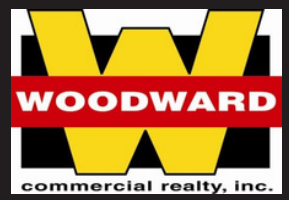
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Site Photos



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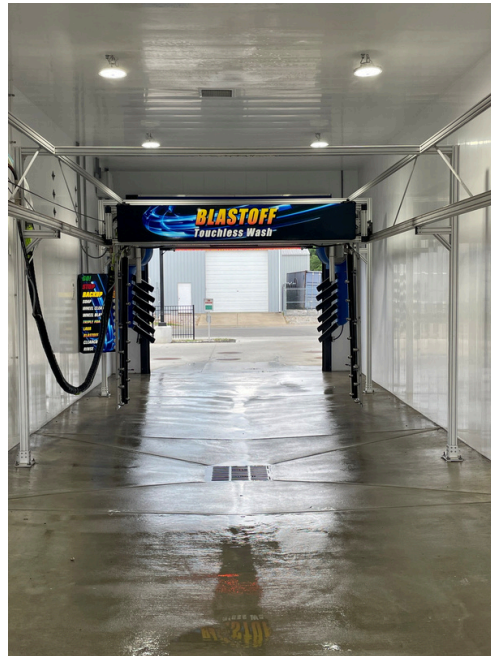
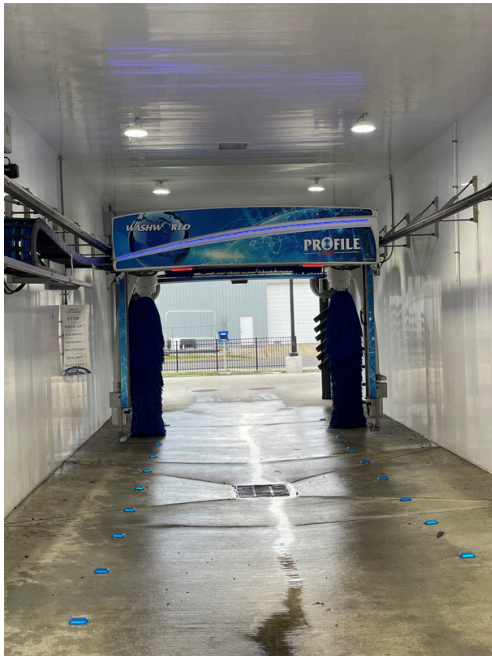
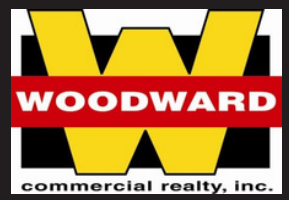
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Location

Ideally located just minutes from downtown, Franklin St. Car Wash is surrounded by a strong mix of residential and commercial clientele. Within a few blocks are three of Evansville's largest employers—Berry Global, CenterPoint Energy, and Deaconess Hospital—providing consistent traffic and customer potential.

Directly across the street is *The Forge on Main*, one of the city's newest multi-family developments. The surrounding area is experiencing rapid growth, with several new housing and multi-family projects underway in both the downtown core and along W. Franklin Street.



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Executive Summary

35W FranklinSt, Evansville,Indiana, 47710
Ring bands:0-1, 1-3,3-5mileradii

Prepared By: Chris Jackson, CCIM, SIOR

Latitude: 37.98020
Longitude: -87.56513

	0 - 1 mile	1 - 3mile	3 - 5mile
Population			
2010 Population	12,035	59,749	59,664
2020 Population	10,336	57,481	59,673
2025 Population	11,141	56,615	59,215
2030 Population	11,456	55,909	58,639
2010-2020 Annual Rate	-1.51%	-0.39%	0.00%
2020-2025 Annual Rate	1.44%	-0.29%	-0.15%
2025-2030 Annual Rate	0.56%	-0.25%	-0.20%
2020 Male Population	50.3%	48.8%	48.0%
2020 Female Population	49.7%	51.2%	52.0%
2020 Median Age	38.1	36.6	39.5
2025 Male Population	50.3%	49.4%	48.6%
2025 Female Population	49.7%	50.6%	51.4%
2025 Median Age	39.5	37.7	40.1

In the identified area, the current year population is 59,215. In 2020, the Census count in the area was 59,673. The rate of change since 2020 was -0.15% annually. The five-year projection for the population in the area is 58,639 representing a change of -0.20% annually from 2025 to 2030. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 40.1, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	67.2%	73.8%	79.0%
2025 Black Alone	20.6%	14.7%	9.8%
2025 American Indian/Alaska Native Alone	0.5%	0.3%	0.2%
2025 Asian Alone	0.6%	0.7%	1.4%
2025 Pacific Islander Alone	0.7%	0.8%	0.4%
2025 Other Race	2.2%	2.2%	1.9%
2025 Two or More Races	8.1%	7.5%	7.2%
2025 Hispanic Origin (Any Race)	5.1%	4.6%	4.3%

Persons of Hispanic origin represent 4.3% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 41.3 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	31	42	61
2010 Households	4,798	25,167	26,408
2020 Households	4,340	24,853	26,792
2025 Households	4,611	24,917	27,000
2030 Households	4,801	24,810	26,974
2010-2020 Annual Rate	-1.00%	-0.13%	0.14%
2020-2025 Annual Rate	1.16%	0.05%	0.15%
2025-2030 Annual Rate	0.81%	-0.09%	-0.02%
2025 Average Household Size	2.25	2.17	2.16

The household count in this area has changed from 26,792 in 2020 to 27,000 in the current year, a change of 0.15% annually. The five-year projection of households is 26,974, a change of -0.02% annually from the current year total. Average household size is currently 2.16, compared to 2.20 in the year 2020. The number of families in the current year is 14,818 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

August 25, 2025



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Mortgage Income		15.3%	20.5%
2025 Percent of Income for Mortgage	13.6%	\$53,820	\$62,558
Median Household Income	\$36,941	\$60,389	\$69,016
2025 Median Household Income	\$41,936	2.33%	1.98%
2030 Median Household Income	2.57%		
2025-2030 Annual Rate		\$65,173	\$80,690
Average Household Income	\$54,616	\$72,926	\$89,400
2025 Average Household Income	\$63,343	2.27%	2.07%
2030 Average Household Income	3.01%		
2025-2030 Annual Rate	\$22,876	\$32,518	\$41,198
Per Capita Income	\$26,783	2.43%	2.26%
2025 Per Capita Income	3.20%		
2030 Per Capita Income		40.8	42.4
2025-2030 Annual Rate	47.3		

GINI Index

2025 Gini Index

Households by Income

Current median household income is \$62,558 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$69,016 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$80,690 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$89,400 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$36,845 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$41,198 in five years, compared to \$50,744 for all U.S. households.

Housing

2025 Housing Affordability Index	161	145	109
2010 Total Housing Units	6,010	29,146	28,749
2010 Owner Occupied Housing Units	1,895	15,051	16,090
2010 Renter Occupied Housing Units	2,903	10,116	10,318
2010 Vacant Housing Units	1,212	3,979	2,341
2020 Total Housing Units	5,542	28,102	29,087
2020 Owner Occupied Housing Units	1,551	14,025	16,170
2020 Renter Occupied Housing Units	2,789	10,828	10,622
2020 Vacant Housing Units	1,231	3,175	2,311
2025 Total Housing Units	5,821	28,146	29,329
2025 Owner Occupied Housing Units	1,657	14,361	16,517
2025 Renter Occupied Housing Units	2,954	10,556	10,483
2025 Vacant Housing Units	1,210	3,229	2,329
2030 Total Housing Units	5,936	28,203	29,393
2030 Owner Occupied Housing Units	1,696	14,489	16,587
2030 Renter Occupied Housing Units	3,105	10,320	10,387
2030 Vacant Housing Units	1,135	3,393	2,419

Socioeconomic Status Index

2025 Socioeconomic Status Index	36.8	43.6	49.1
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Currently, 56.3% of the 29,329 housing units in the area are owner occupied; 35.7%, renter occupied; and 7.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 29,087 housing units in the area and 7.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.16%. Median home value in the area is \$204,852, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 4.84% annually to \$259,456.

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