

*For Sale*



**\$595,000**

***1011 W Fair Avenue, Lancaster, OH 43130***

*Self Service Car Wash For Sale in Lancaster, Ohio*

- Operating 6-bay car wash
- $\pm 2,940$  Square Feet on  $\pm 0.3987$  Acres of Land
- Located on a busy intersection in the heart of Lancaster
- Zoned Commercial General (CG)
- Long term ownership
- Potential land redevelopment
- Recent equipment upgrades, all included
- Financial information available with a signed NDA

***Noah Kahkonen***

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4608 Sawmill Road

Columbus, Ohio 43220

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## Property Photos



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Parcel View



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## Nearby Amenities



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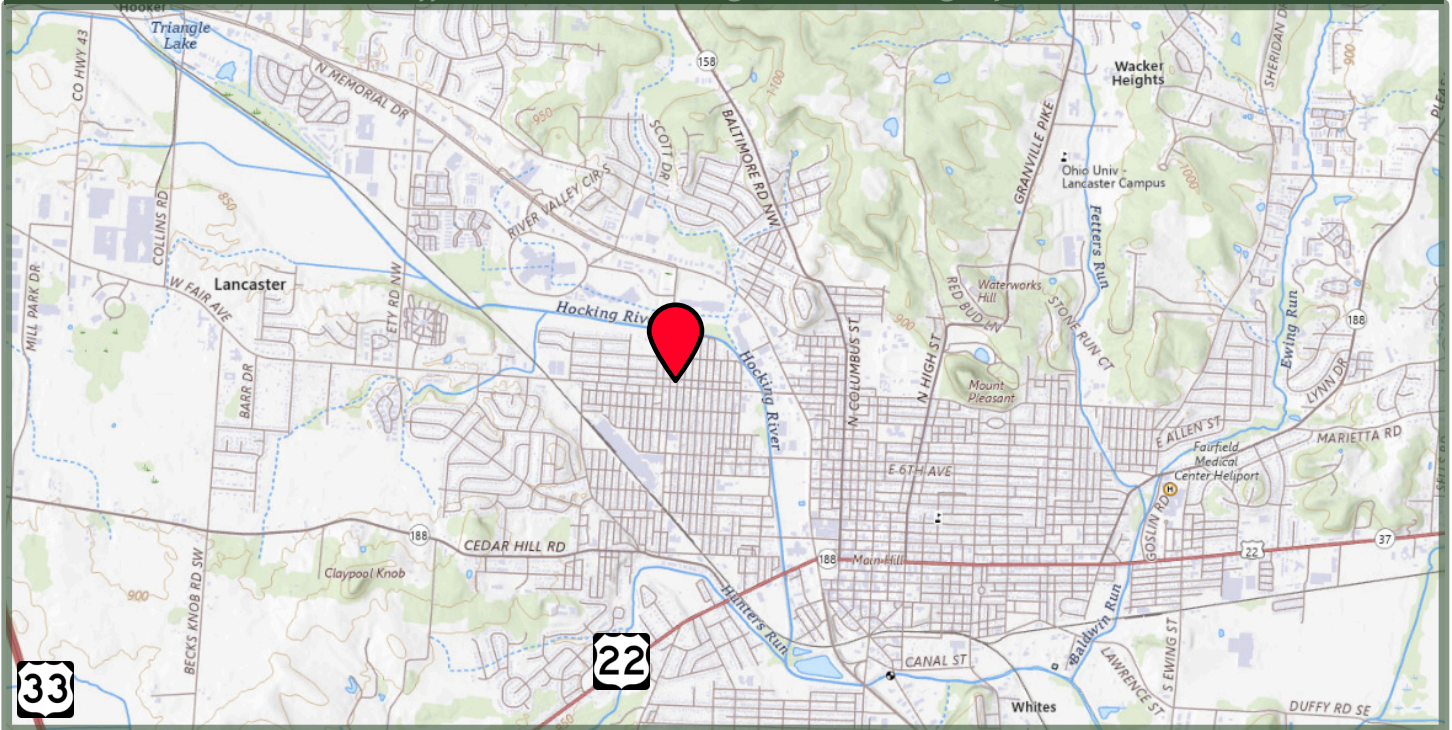
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## Traffic Counts and Regional Demographics



## Local Traffic

**W Fair Avenue - N Pierce Avenue**

**±12,061 VPD**

**Pierce Avenue - W Fair Avenue**

**±9,759 VPD**

## Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	<b>7,964</b>	<b>34,442</b>	<b>46,989</b>
Households	<b>6,587</b>	<b>17,314</b>	<b>22,766</b>
Avg Household Income	<b>\$42,216</b>	<b>\$49,007</b>	<b>\$51,901</b>

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**Disclaimer  
And Confidentiality Agreement  
- Continued -**

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