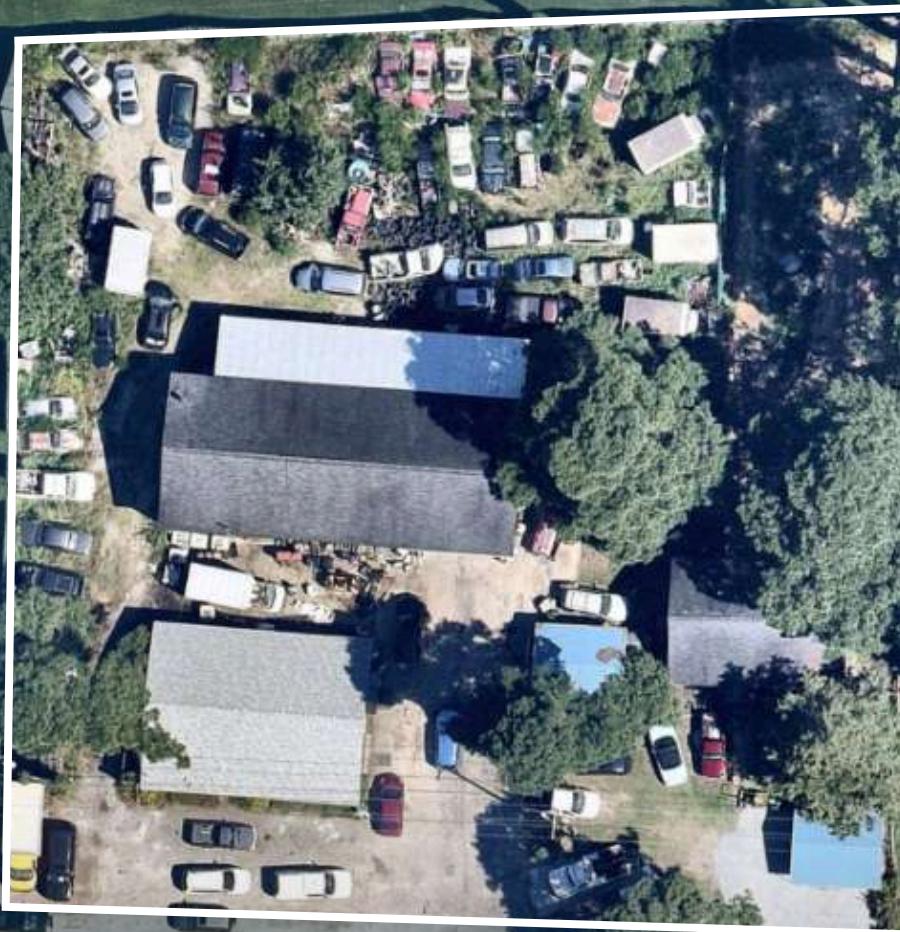


PJ'S CAR CARE

REAL ESTATE & OPERATING TOW/REPAIR BUSINESS

FOR SALE

11268 NC HWY 210, BENSON, NC 27504



RDG COMMERCIAL

EXECUTIVE SUMMARY



RDG Commercial is pleased to present a legacy 35-year auto service and towing business for sale. Current owner-operator has 7 loyal fleet accounts, highway patrol towing rotations, and a dedicated customer base. Owner is willing to stay on to help transition his book of business to the next owner. All 4 technicians are willing to stay on as well. Owner has performed extensive capital improvements on the property over the last 5 years. Owner is flexible- willing to seller-finance, sell-leaseback, or sell the business and retain the property.

ADDRESS	<u>11268 NC HWY 210, BENSON, NC 27504</u>
COUNTY	Johnston
ZONING	I-2-CZ (Heavy Industrial)
PIN NUMBER	163400-62-4501
ACRES	1.00
PRICING	\$1,500,000

HIGHLIGHTS

- 0.9 Miles from I-40 (McGee's Crossroads)
- 2,720 SF Garage with 3 Lifts
- 1,610 SF Office/Stockroom
- 1,100 SF Single Family Home (Newly Renovated)
- Turnkey Business with Full Inventory, Equipment, & Tow Trucks
- Book of Business with Fleet Accounts & Highway Patrol Towing Rotation

REAL ESTATE OFFERING

Parcel

Acres	1.00
Fenced Acres	+/- 0.40
Recent Improvements	NEW Septic NEW Pavement
Utilities	County Water 220 Volt Power

2,720 SF Garage

Year Built	1984
Drive-in Door	18'W x 12'H
Lifts	2 Two-Post, 1 Four-Post
Clear Height	14'6"-17'6"
Bathroom	1
Recent Improvements	Roof Replaced 2018 Heater Installed 2022 - Burns Used Oil

1,100 SF Single Family Home

Renovated	2022
Bedrooms	2
Bathroom	1
Recent Improvements	NEW Gas On-Demand Water Heater NEW Floor Joists NEW LVP Flooring NEW Drywall/Paint NEW Bathroom NEW Appliances Roof Replaced 2018 AC Unit + Heat Pump Replaced 2015

1,610 SF Office/Stockroom

Year Built	1975
Stockroom	NAPA Parts and Race Fuel
Living Room	Serves as Waiting Area / Office
Bathroom	1
Roof	NEW

BUSINESS

Equipment

Vehicles

1 Wrecker
1 Rollback
1 Forklift

Tools

All tools included, except hand tools

Inventory

Fully stocked NAPA Dealer
Sunoco Race Fuel Dealer
Assortment of belts, filters, brakes,
bulbs, etc

Revenue Streams

Fleet Accounts

7

NC Highway Patrol

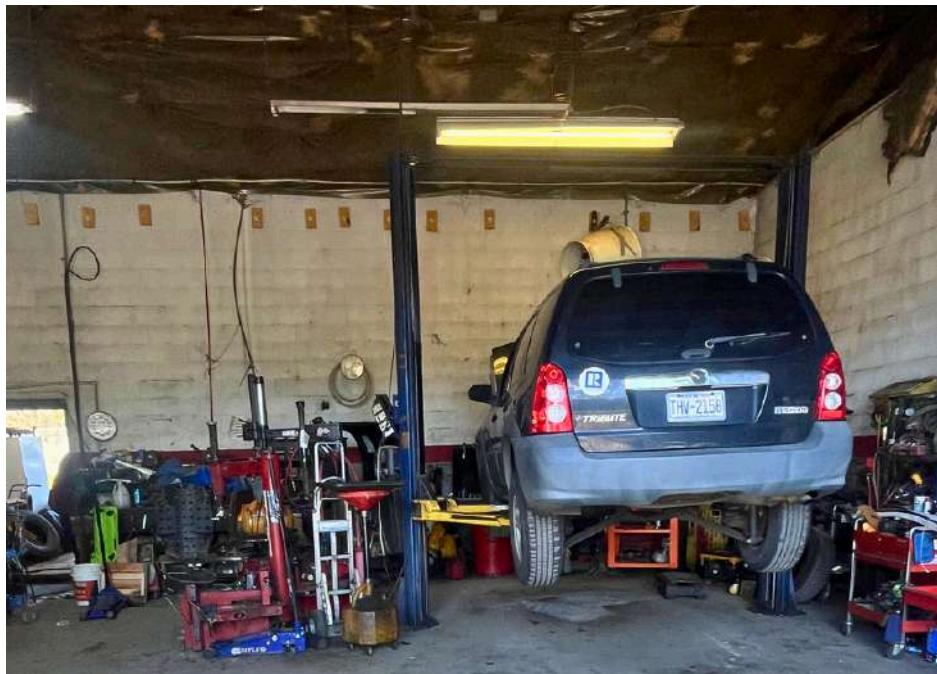
On rotation

Auto Care

7 Fleet Accounts
Individual Service
Engine Work
Transmission Work
Exhaust Work
NAPA Parts Dealer

Towing and Recovery

NC Highway Patrol Rotation
On Demand
Vehicle Storage Fees



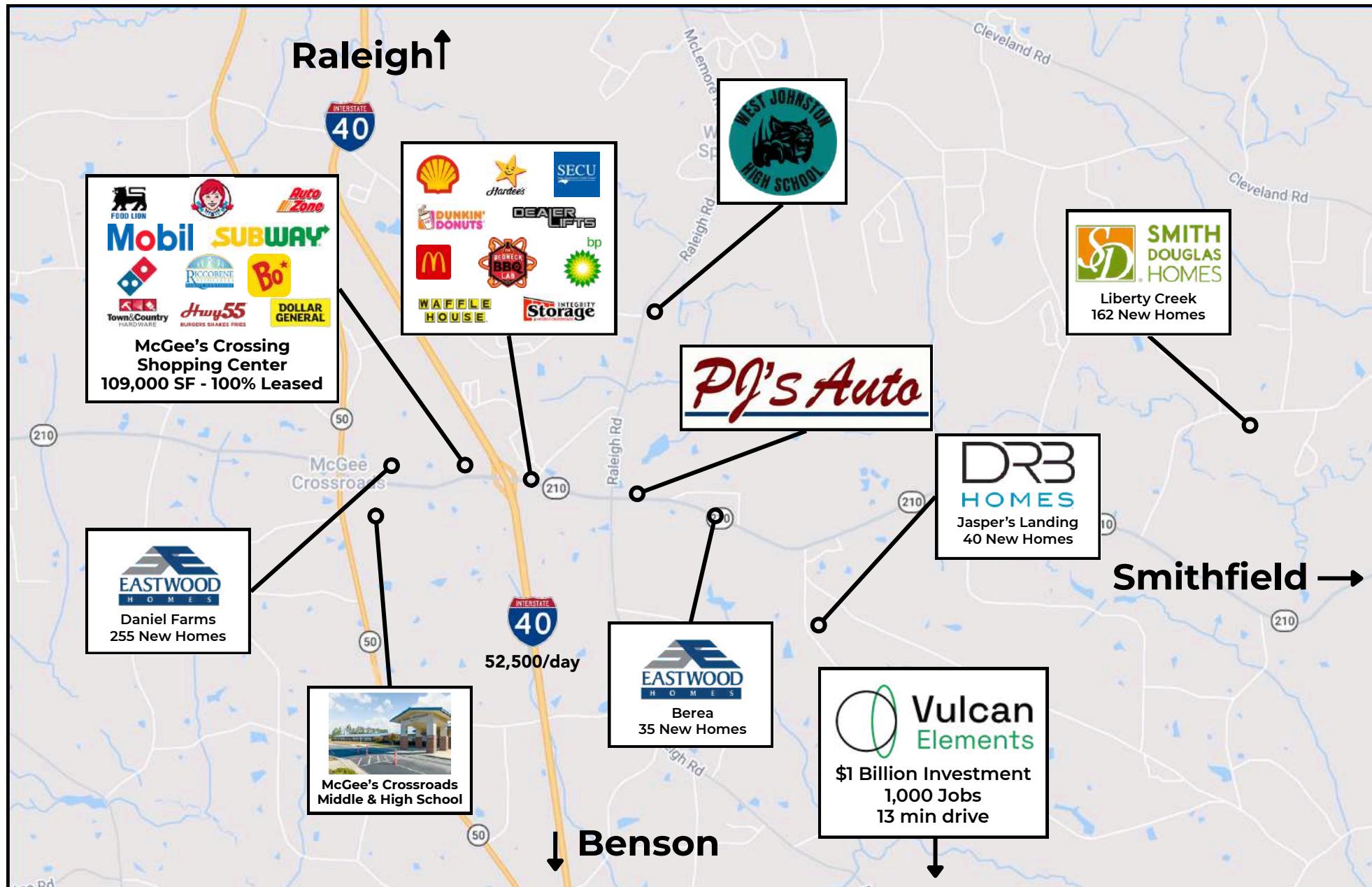
PHOTOS



PARCEL MAP

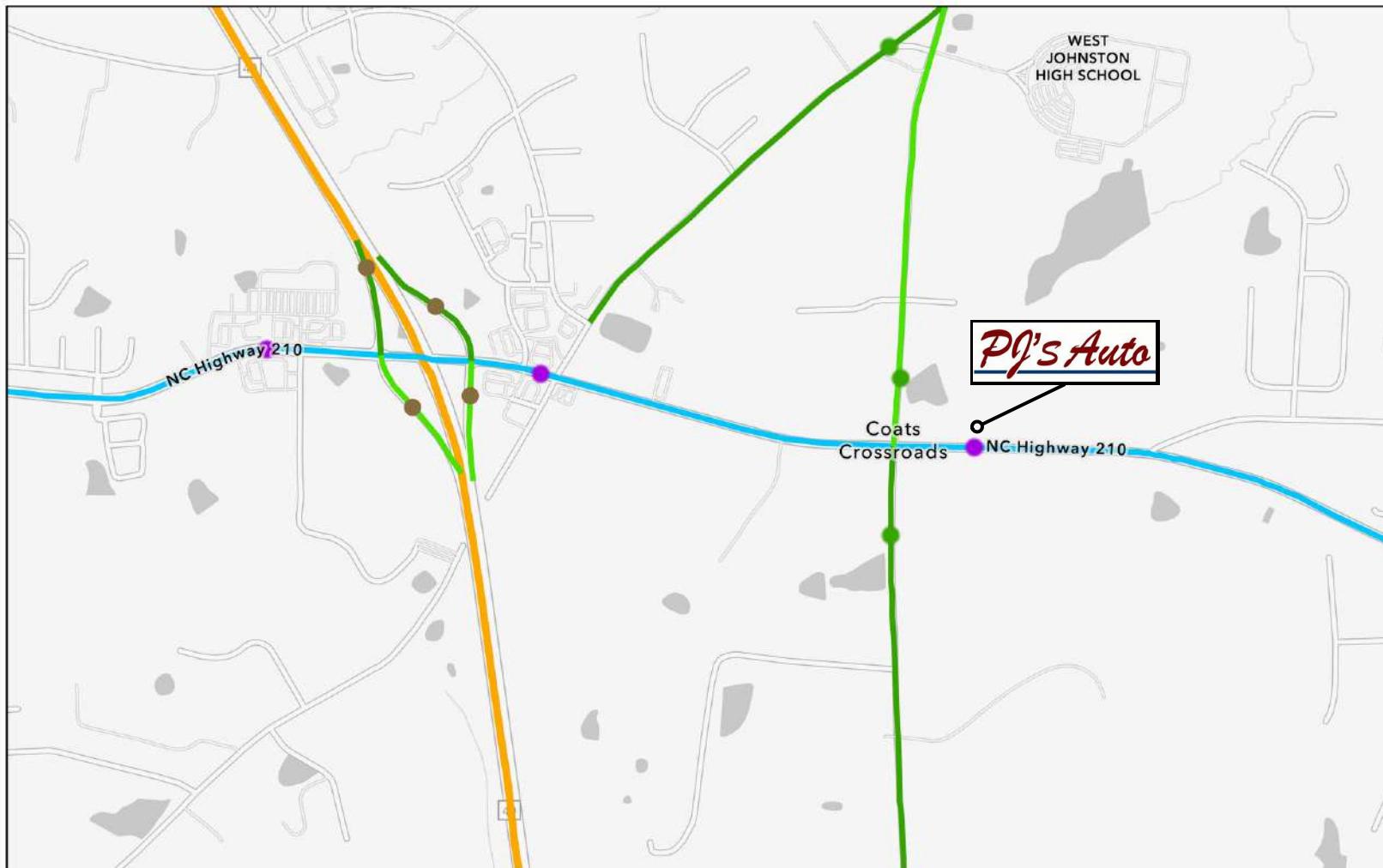


NEARBY DEVELOPMENT



AVERAGE DAILY TRAFFIC

NCDOT AADT Map



1/30/2026, 3:14:36 PM

NCDOT AADT Stations

Ramps

NC Hwys

NCDOT AADT Traffic Segments Secondary Non-System

5,000 - 9,999

Secondary Routes

2,000 - 4,999

NCDOT AADT Traffic Segments Primaries

10,000 - 19,999

NCDOT AADT Traffic Segments Interstates

35,000 - 54,999

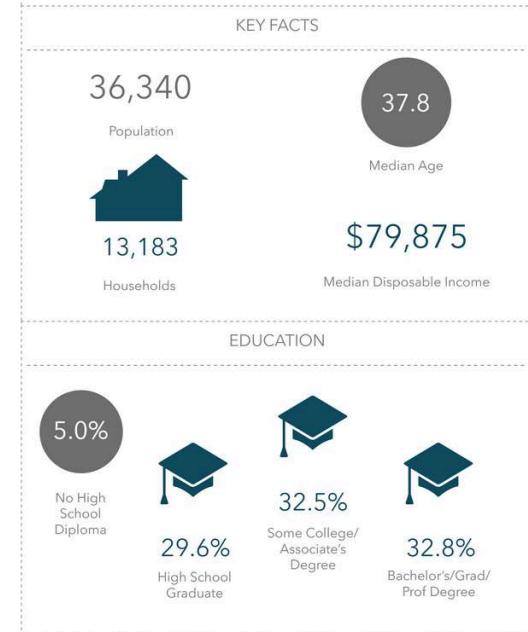
Esri Community Maps Contributors, Duke University, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | NCDOT Traffic Survey Group staff collected, analyzed,

DEMOGRAPHICS & EMPLOYERS

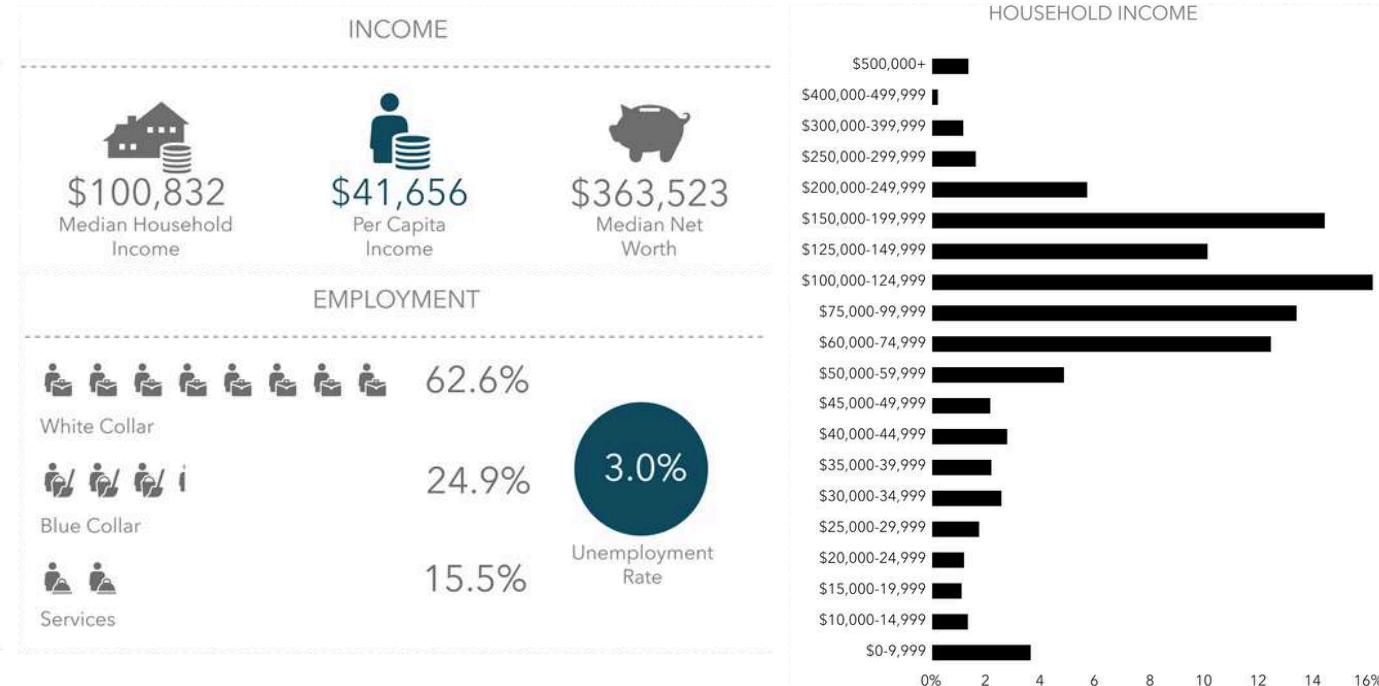
2025 Summary	2 MILES	5 MILES	10 MILES
Population	5,290	36,340	138,624
2029 Projected Population	6.1%	3.2%	2.5%
Annual Population Growth 2020 - 2024	6.1%	3.2%	2.5%
Households	1,971	13,183	51,851
Average HH Size	2.68	2.76	2.66
Median Age	38.1	37.8	38.6
Median HH Income	\$79,775	\$100,832	\$87,562

DEMOGRAPHIC SUMMARY

11100-11498 NC Highway 210
Ring of 5 miles



Sources: ESRI, CoStar



Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

TOP EMPLOYERS - JOHNSTON COUNTY



3,000 Employees



1,900 Employees
+1,000 Jobs Announced
22 Minutes from Site



1,800 Employees
19 Minutes from Site



1,000 Employees



1,000 Employees

Source: Triangle East Chamber of Commerce

PJ'S CAR CARE

BUSINESS AND REAL ESTATE FOR SALE

11268 NC HWY 210, BENSON, NC 27504

An aerial photograph of a car dealership. The main building is a long, single-story structure with a grey metal roof. In front of the building is a large parking lot filled with various cars. To the left of the building is a smaller structure, possibly a service bay or showroom. The property is surrounded by a mix of trees and open land. In the background, a road with a few cars is visible.

RDG
COMMERCIAL

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