

3 BAY CAR WASH | WAGENER, SC

ADJACENT TO CIRCLE K 339K ANNUAL VISITS

206 RAILROAD AVE E, WAGENER, SC



OFFERING MEMORANDUM | FOR SALE: \$199,000



CUSHMAN & WAKEFIELD



FINEM
GROUP
MEYBOHM COMMERCIAL

3 BAY CAR WASH

WHY THIS OPPORTUNITY?



LAND SIZE

0.43 Acres



CAR WASH BAYS

3 Self Serve Bays



YEAR BUILT

1992



ANNUAL VISITS

339K Annual Visits at Adjacent CK



TRAFFIC COUNT

6,100 VPD



ACCESS

Full Motion Access

PROPERTY SUMMARY

Address	206 Railroad Ave E, Wagener, SC
Number of Bays	3
Daily Traffic Counts	6,100 VPD
Condition	Built 1992

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 206 Railroad Ave E in Wagener, South Carolina for sale. This property is a ±0.43-acre parcel with a coin-operated car wash featuring three self-service wash bays, two vacuum stations, and multiple on-site revenue components including a bill changer and vending machines offering automotive cleaning products.

The property is constructed of brick and includes a dedicated mechanical room, with the building separately metered for operational flexibility. Positioned adjacent to a Circle K convenience store with diesel fueling capabilities, the site benefits from consistent consumer traffic and visibility. This offering presents an opportunity for an owner-user to operate the only car wash in Wagener.

The property is located along Railroad Avenue E, approximately 0.2 miles from the center of Wagener at the intersection of Railroad Avenue and Main Street. This location provides direct access to the town's primary commercial corridor and surrounding residential base. The site features full-motion access along Railroad Avenue, which experiences approximately 6,100 vehicles per day.

Adjacent to a Circle K location with approximately 339,000 annual visits, the property benefits from steady daily activity. Wagener is positioned within Aiken County, providing connectivity to the broader Aiken and Augusta markets while serving as a local service hub for surrounding rural communities.

206 RAILROAD AVE E

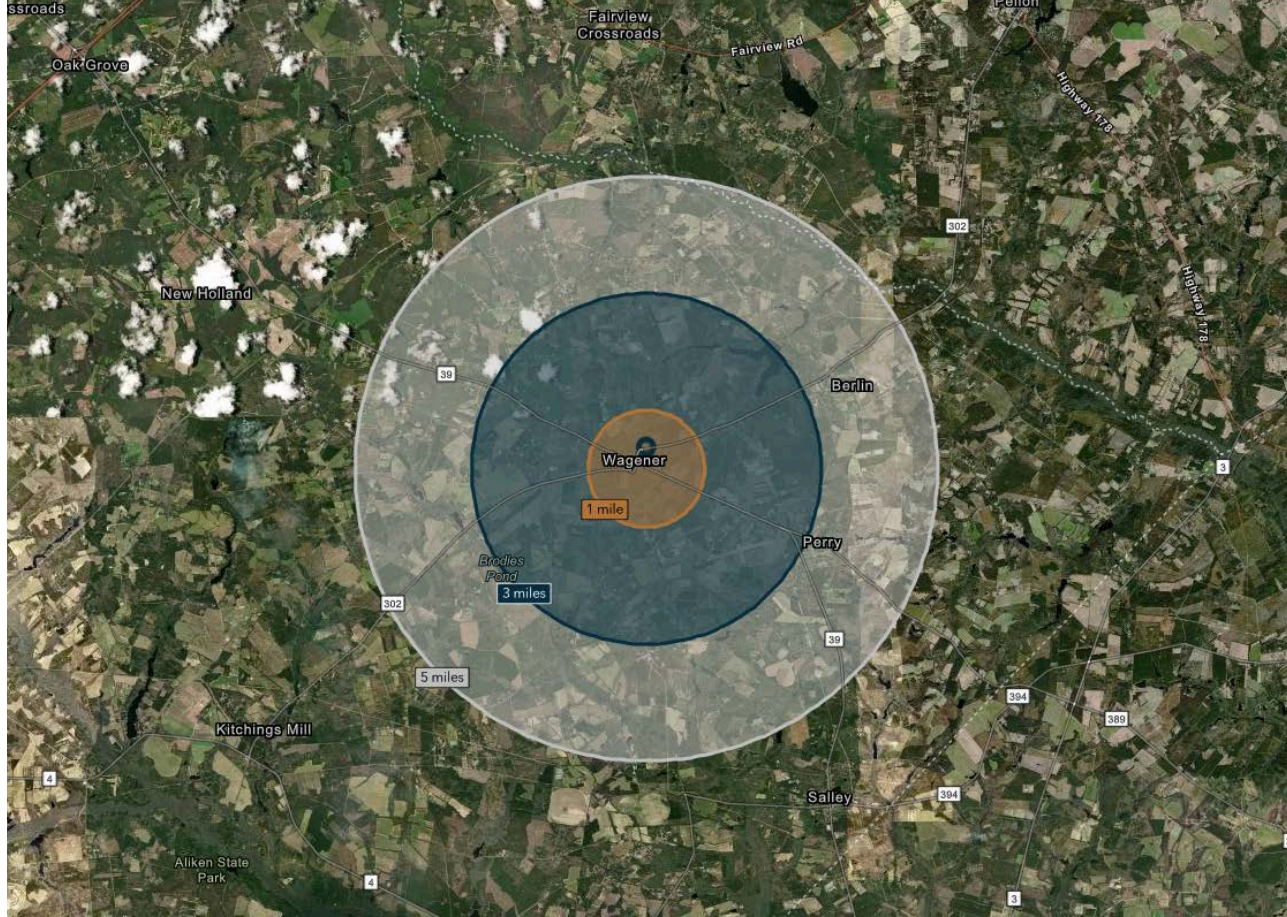
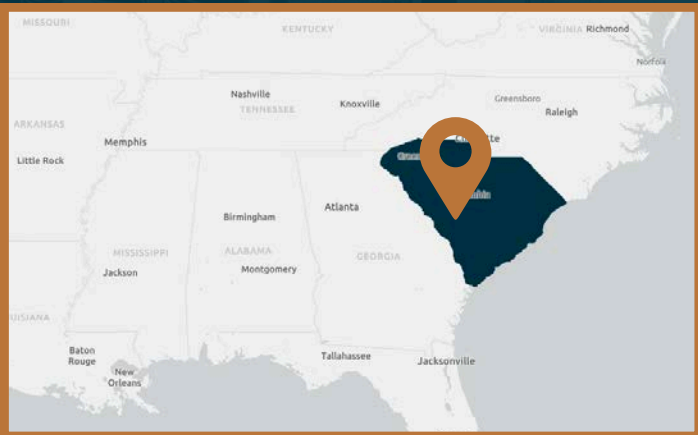
LOCATION OVERVIEW

3 BAY CAR WASH



NOTABLE FEATURES WITHIN A 3 MILE DRIVE TIME

- Population: 2.5K People
- Median Household Income: \$61,085
- Piggly Wiggly: 0.2 Miles
- The Wagener Museum: 0.3 Miles
- Downtown Wagener: 0.2 Miles
- Wagener Salley High School: 1.1 Miles
- AL Corbett Middle School: 1.1 Miles
- Cyril B. Busbee Elementary School: 1.2 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	827	2,537	4,259
Median HH Income	\$62,619	\$61,085	\$60,232
Households	369	1,134	1,844



3 BAY CAR WASH

OFFER SUBMISSION GUIDELINES



LOI OVERVIEW

The Owner will only review and respond to offers that are submitted via their approved LOI format. The LOI can be downloaded by clicking the link below or by requesting the broker. To the right are notes for each section of the LOI. The property is being sold fully restricted against competitive uses with C-Stores. See exhibit B for use restrictions, QSR's will be allowed for this specific site.

[Click to Download Template LOI](#)

USE RESTRICTIONS

The Property shall not be used for any of the following: (a) as a convenience store, (b) for retail sale of gasoline or motor fuels, (c) for retail sale of electronic cigarettes, cigarettes, and tobacco products, (d) for the retail sale of beer and wine for off-premises consumption. As used herein, the phrase "sale of gasoline or motor fuels" shall include the sale or lease of any other energy source for motor vehicles as may hereafter be used in conjunction with or as an alternative to gasoline.

LOI INSTRUCTIONS

1. LOI must be in Word version.
2. EM: they like to see 5% of the sales price here.
3. Enter all buyer information
4. Complete property information, including county
5. Enter the purchase price
6. USE – MUST BE ENTERED!
7. Financing – if you are getting financing, they prefer to know the lender upfront.
8. No changes to this section
9. No changes to this section
10. No changes are allowed to this section
11. Inspection Period – 60 days, maybe 90 with a good reason for needing that long.
12. Environmental – no changes allowed to this section
13. Survey – no changes allowed to this section
14. No changes
15. No changes
16. Fees – the way the fees are set up is the preferred fee structure and we will push back every time. The buyer needs to pay for everything marked in the list.
17. Complete this section. If no conditions, put NONE
18. Closing – MUST close 30 days after inspection and/or permitting period. Any longer will not work.
19. No changes
20. Commission
21. No changes are allowed here
22. No changes are allowed here





Downtown Wagener

Nona & Pops

Harry's Convenience Store

Tyler Brothers Clothing



Farm Bureau Insurance



Furniture Plus



6,100 VPD



RAILROAD AVE E





Jaqueline F. Busbee,
Attorney at Law

Busbee Truck
Parts

Wagener Fire
Department

The Wagener
Museum

Sue's Grill

MIRANCHO
MEXIKAN RESTAURANT

Aiken County EMS

Sophisticuts

RAILROAD AVE E

6,100 VPD





RAILROAD AVE E  6,100 VPD





Cyril B. Busbee Elementary School

AL Corbett Middle School

Wagener Salley High School

12.4 MILES TO I-20

Wagener Milling Co

Downtown Wagener

Tyler Brothers Clothing

AIKEN RD

SAND DAM RD

COLUMBIA RD

RAILROAD AVE

6,100 VPD

3.2 MILES TO PERRY

DOLLAR TREE
FAMILY DOLLAR

DG

Russell's
PIZZA

NONA
&
POPS

NAPA

Security
Federal
Bank

FARM
BUREAU
INSURANCE

UNITED STATES
POSTAL SERVICE

SUBJECT
PROPERTY

piggly wiggly

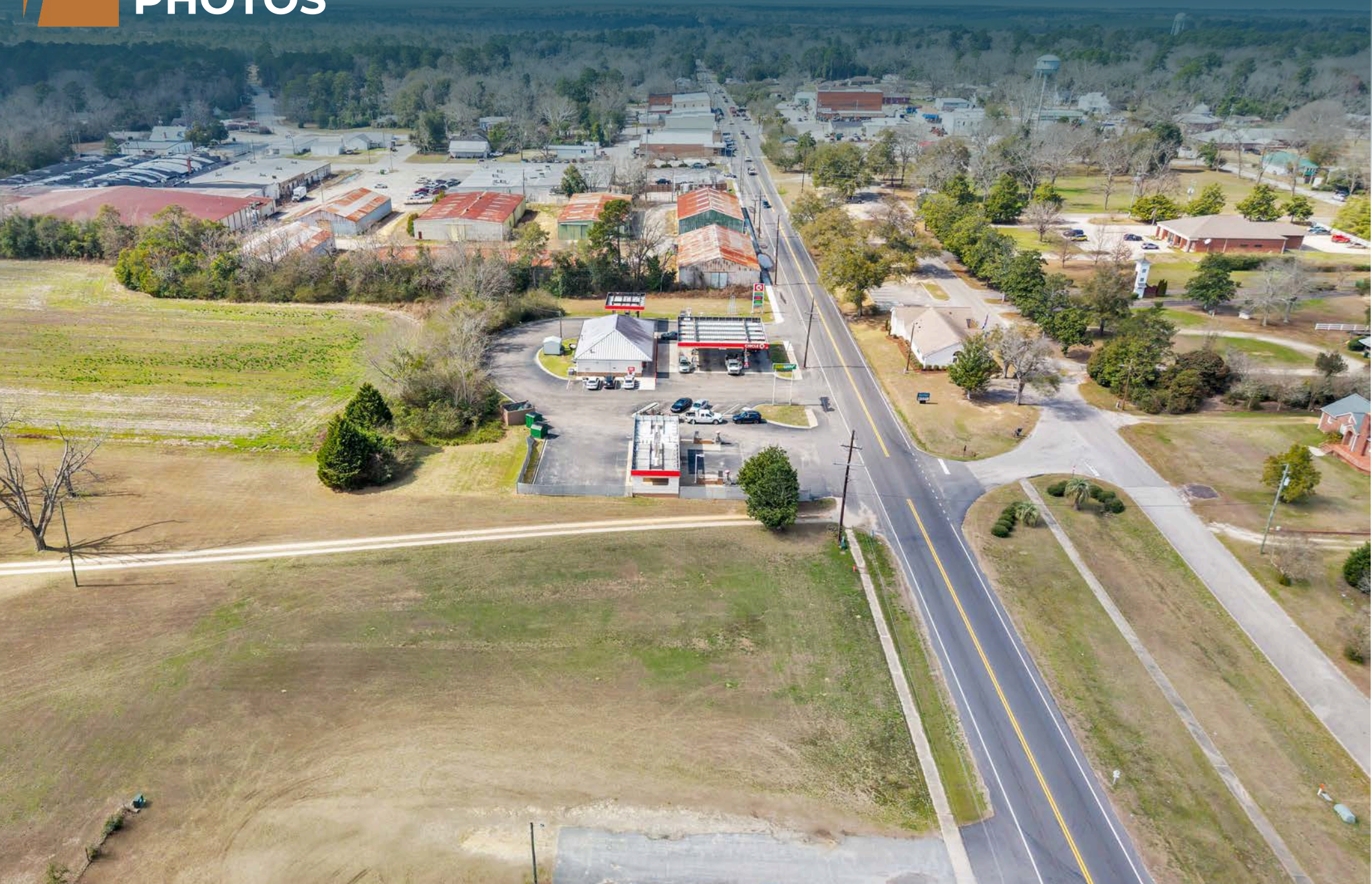
DG

Furniture Plus



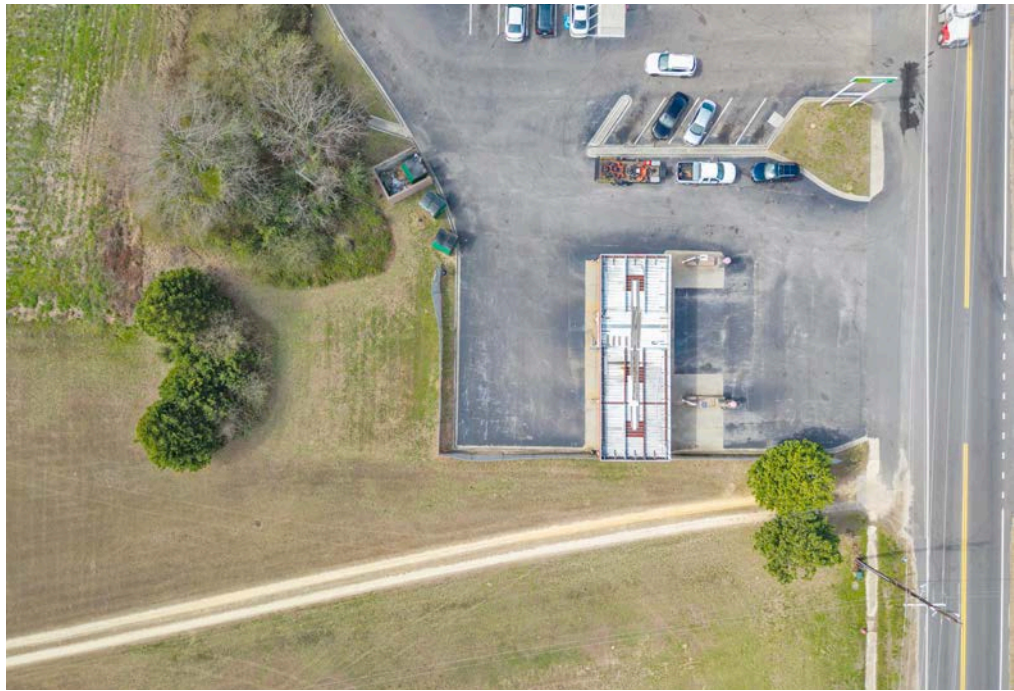
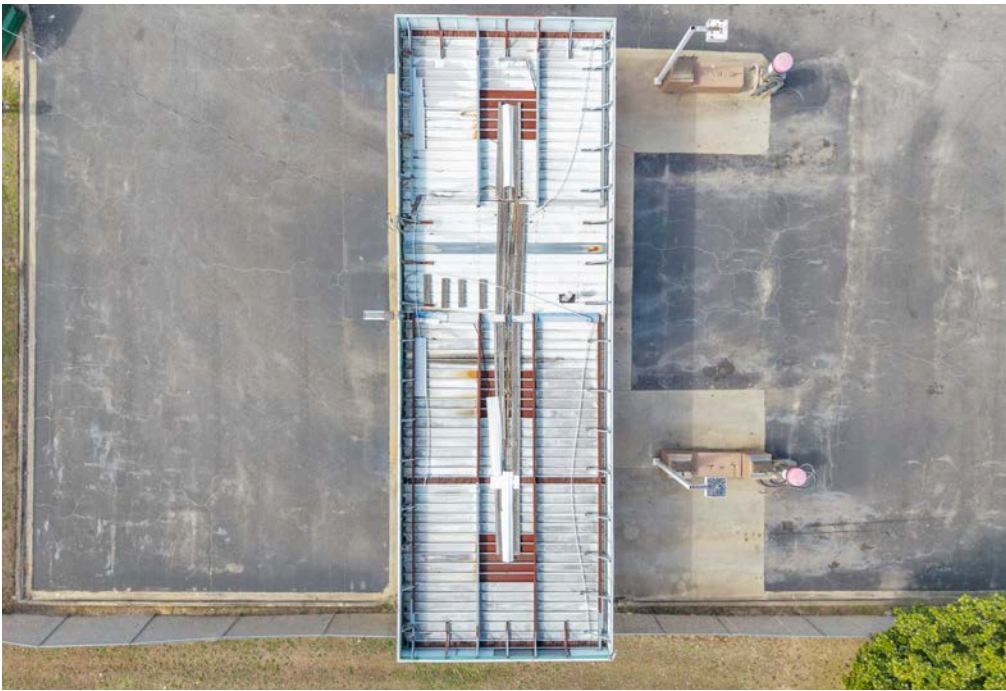


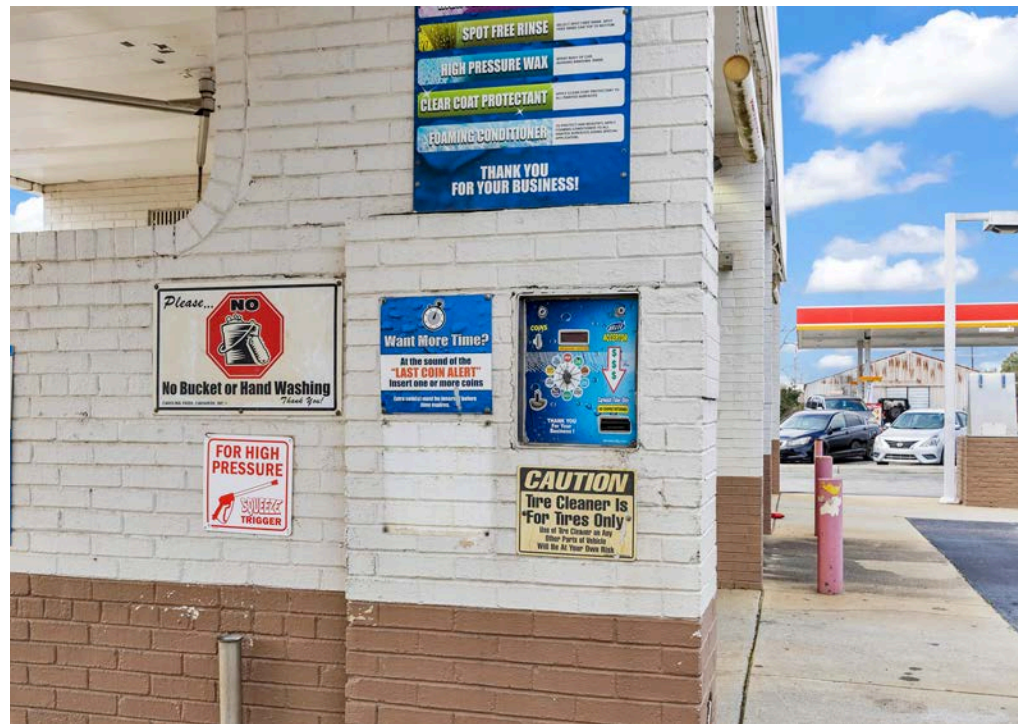
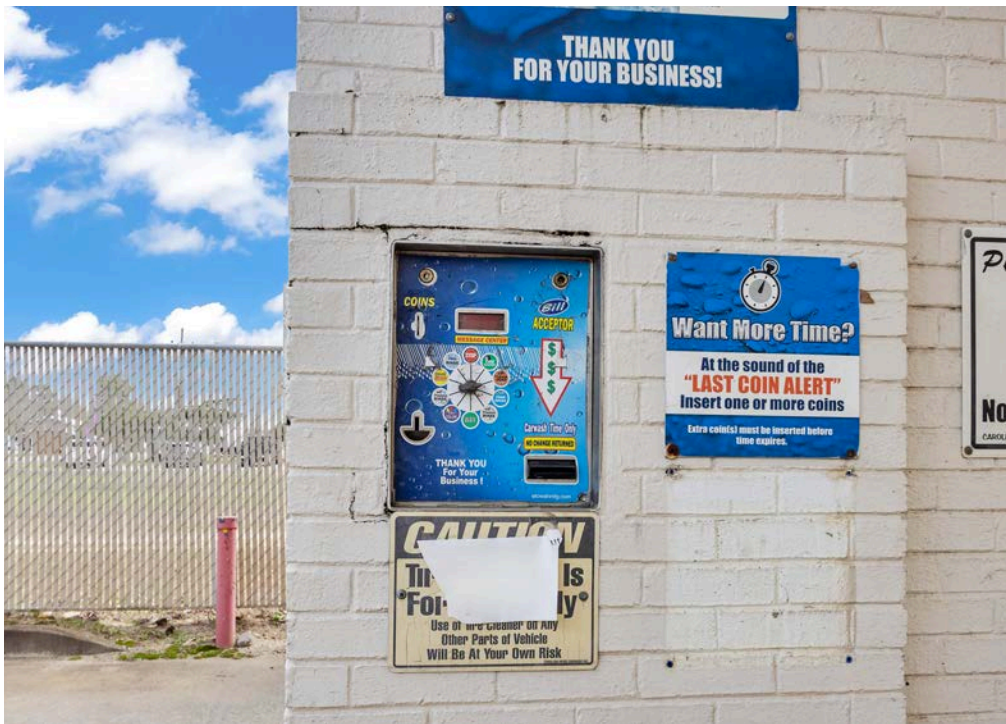
PROPERTY PHOTOS

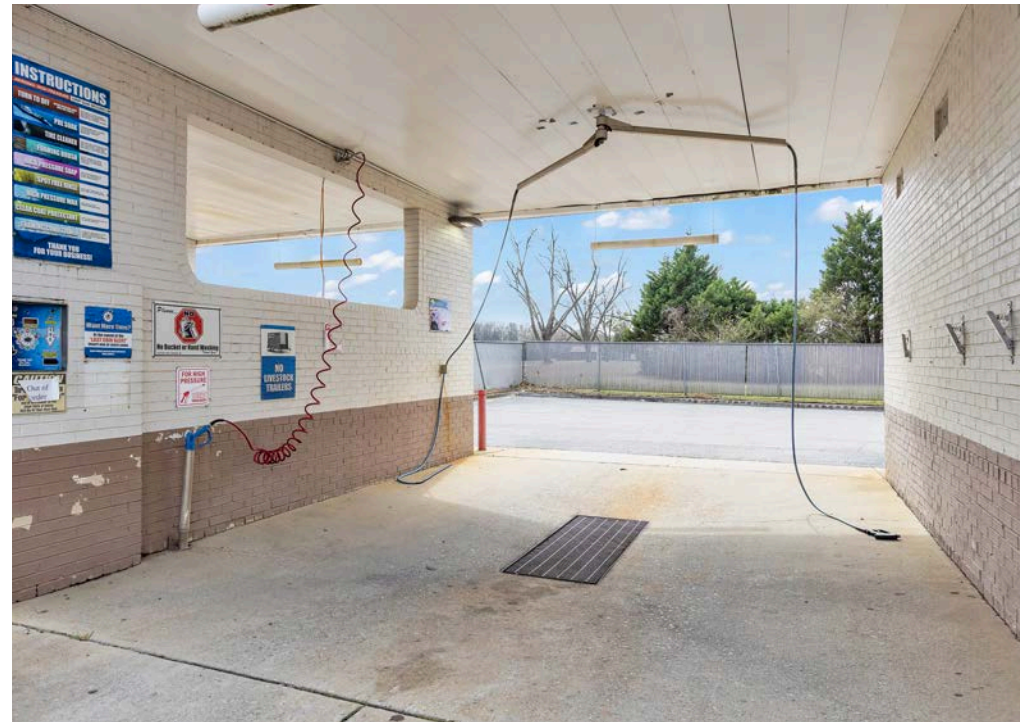














AREA OVERVIEW



WHY? WAGENER

OVERVIEW

Wagener, South Carolina is a small, established community in western Aiken County positioned along key regional corridors connecting Aiken, Augusta, and Columbia.

Known for its agricultural roots and equestrian presence, Wagener offers a stable, rural environment with access to larger employment centers within a short drive. The town benefits from proximity to South Carolina Highway 39 and Highway 64, providing connectivity to Interstate 20 and the broader Central Savannah River Area (CSRA).

Wagener supports a mix of agricultural operations, small businesses, and residential development, with nearby economic drivers including Aiken's equine industry, manufacturing facilities, and Augusta's medical and cybersecurity sectors. Its location allows users and residents to operate in a lower-density setting while maintaining regional accessibility.

RIDGE SPRING MONETTA WATERMELON FESTIVAL

Wagener is home to the annual Ridge Spring–Monetta Watermelon Festival nearby, one of the region's longest-running agricultural festivals celebrating local farming traditions. The broader area is known for producing high-quality watermelons and supporting South Carolina's agricultural heritage.

Additionally, Wagener has historical ties to rail development, with its early growth centered around railroad access that supported farming and trade throughout the region.



EQUESTRIAN & AGRICULTURE PRESENCE

Wagener is recognized for its strong ties to the equestrian community and agricultural land use. The surrounding area includes farms, training facilities, and large tracts of usable land that support both recreational and professional equine operations.

This presence contributes to consistent land demand and supports ancillary uses such as feed supply, equipment services, and rural residential development.



SMALL-TOWN BUSINESS ENVIRONMENT

Wagener maintains a localized commercial base consisting of service-oriented businesses, retail, and community-focused establishments. The town supports steady, needs-based commerce driven by local residents and surrounding rural populations.

This environment is well-suited for small business operators, contractors, and service providers.



REGIONAL ACCESSIBILITY

The town is located within convenient driving distance of Aiken, SC and Augusta, GA, providing access to major employers, healthcare systems, and retail corridors. Highway connectivity allows for efficient movement of goods and services throughout the CSRA.

This accessibility supports commuters, service providers, and businesses seeking a quieter base with regional reach.



GROWTH POSITION WITHIN AIKEN COUNTY

As Aiken County continues to expand, Wagener benefits from outward growth patterns seeking more affordable land and lower-density development opportunities. The area provides potential for residential expansion, agricultural continuation, and limited commercial growth aligned with community needs.

Its position offers long-term stability with incremental growth potential.

800

Population

40 YRS

Median Age

\$45K

Median Household Income

70%

Homeownership Rate

20 MI

Distance to Aiken, SC

12.1 MI

Distance to I-20

WHY? SOUTH CAROLINA

KEY DRIVERS

South Carolina has become one of the most dynamic states in the Southeast, attracting businesses, investors, and families with its strong economy, strategic location, and high quality of life. With continuous investments in infrastructure, a skilled workforce, and a business-friendly environment, South Carolina offers numerous advantages for industries ranging from manufacturing to technology and logistics.



South Carolina's population is expected to increase significantly, driven by migration and economic growth.



The state is seeing a surge in manufacturing with job creation projected to grow by over 50% by 2050.



Major investments in transportation and logistics infrastructure are expanding South Carolina's role as a key logistics hub.



South Carolina ranks among the top states for workforce training programs, preparing a skilled labor force across multiple industries.

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

The 2024 Site Selectors Survey underscores South Carolina's prominence as a prime location for business development and expansion. The state has achieved notable rankings across several key categories, reflecting its favorable business environment and strategic advantages.

Key stats for SC as follows:

- Top State Business Climate: SC#5
- Best Manufacturing Workforce States: GA#6
- Best States for Manufacturing: GA#4

- U.S. #1 for International Investment: The United States maintains its leading position as the top destination for international investment, with South Carolina playing a vital role in attracting foreign businesses.



ECONOMIC OVERVIEW

South Carolina's population is vibrant and growing, making it an attractive state for businesses and individuals alike. With a substantial proportion of its residents in prime working ages, 25-44 years old, the state offers a young and dynamic workforce.

By 2040, the state's population is expected to exceed 6,000,000 residents.

Reflecting a strong commitment by both new businesses and new residents



ECONOMIC COMPETITIVENESS

South Carolina ranks highly across multiple metrics that reflect its dynamic and growing economy, particularly in the areas of new business creation and investment.

The state ranks among the top states for new business launches, driven by a supportive business climate and resources for startups.

Over the past five years, South Carolina has seen a significant increase in capital investment, attracting both domestic and international businesses.



FUTURE OF TALENT

South Carolina is making significant strides in high-tech job creation, with notable growth in sectors such as advanced manufacturing, information technology, and life sciences.

South Carolina continues to be a leader in job growth.

This strong talent pipeline, supported by institutions such as Clemson University and the University of South Carolina, provides businesses with a well-qualified workforce in critical fields.



INFRASTRUCTURE OF THE FUTURE

South Carolina's Port of Charleston is one of the busiest and most efficient ports on the East Coast, with continuous investments to increase capacity and efficiency.

South Carolina ranks among the top states for growth in warehouse and distribution jobs, driven by its strategic location and proximity to major markets.

South Carolina's robust logistics infrastructure, anchored by the Port of Charleston and a rapidly expanding warehousing sector, positions the state as a logistics powerhouse in the Southeast.

5M

Total State Population

58%

Labor Force Participation

150K

Jobs Created Last 5 Years

90B

Invested in SC in Last 5 Years

6.2M

2040 Projected State Pop.

70%

Growth in Trade at Port of Savannah Over the Last Decade

**For inquiries,
contact us.**



JONATHAN ACEVES
MEYBOHM COMMERCIAL
VICE PRESIDENT
JACEVES@MEYBOHM.COM
706.214.2927

JAMES LEWIS
CUSHMAN & WAKEFIELD
SR MANAGER
JAMES.LEWIS@CUSHWAKE.COM
314.391.2757