

RETAIL PROPERTY FOR SALE

Decatur Car Wash Two Property Portfolio

3241 N Woodford St, Decatur, IL 62526

1004 W Eldorado St, Decatur, IL 62522

**MAIN
PLACE**
REAL ESTATE

PRESENTED BY

Zane Peterson || 217.422.3330

Decatur Car Wash

3241 N Woodford St, Decatur, IL 62526 1004 W Eldorado St, Decatur, IL 62522



OFFERING SUMMARY

Sale Price:	\$1,250,000
Number Of Units:	2
Cap Rate*:	6.67%
NOI*:	\$83,322
* Annualized 2024 Financials	
Year Built:	1997 & 2013
Zoning:	Commercial

PROPERTY OVERVIEW

Exceptional Car Wash Package - Ideal 1031 Exchange or Owner-Operator Opportunity
Presenting a unique opportunity to acquire a package of two well-maintained car washes, each offering a blend of manual and automatic bays, ideal for maximizing customer convenience and revenue.

Car Wash 1 (Woodford):

8 Bays Total: 2 Automatic, 6 Manual

Special Features: Includes 1 dedicated truck bay and conveniently located vacuums, catering to a wide range of vehicles.

Car Wash 2 (Eldorado):

6 Bays Total: 2 Automatic, 4 Manual

Bonus Features: Equipped with vacuums and a dedicated pet washing station, offering additional services to attract more customers.

These high-traffic locations are perfect for an owner-operator looking to expand their business or a savvy investor seeking a 1031 exchange opportunity. Don't miss out on this rare chance to own a cash-flowing asset in a growing market.

Contact Main Place Properties today for more information and to schedule a viewing.



Zane Peterson

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Decatur Car Wash - Woodford

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Maxar Technologies



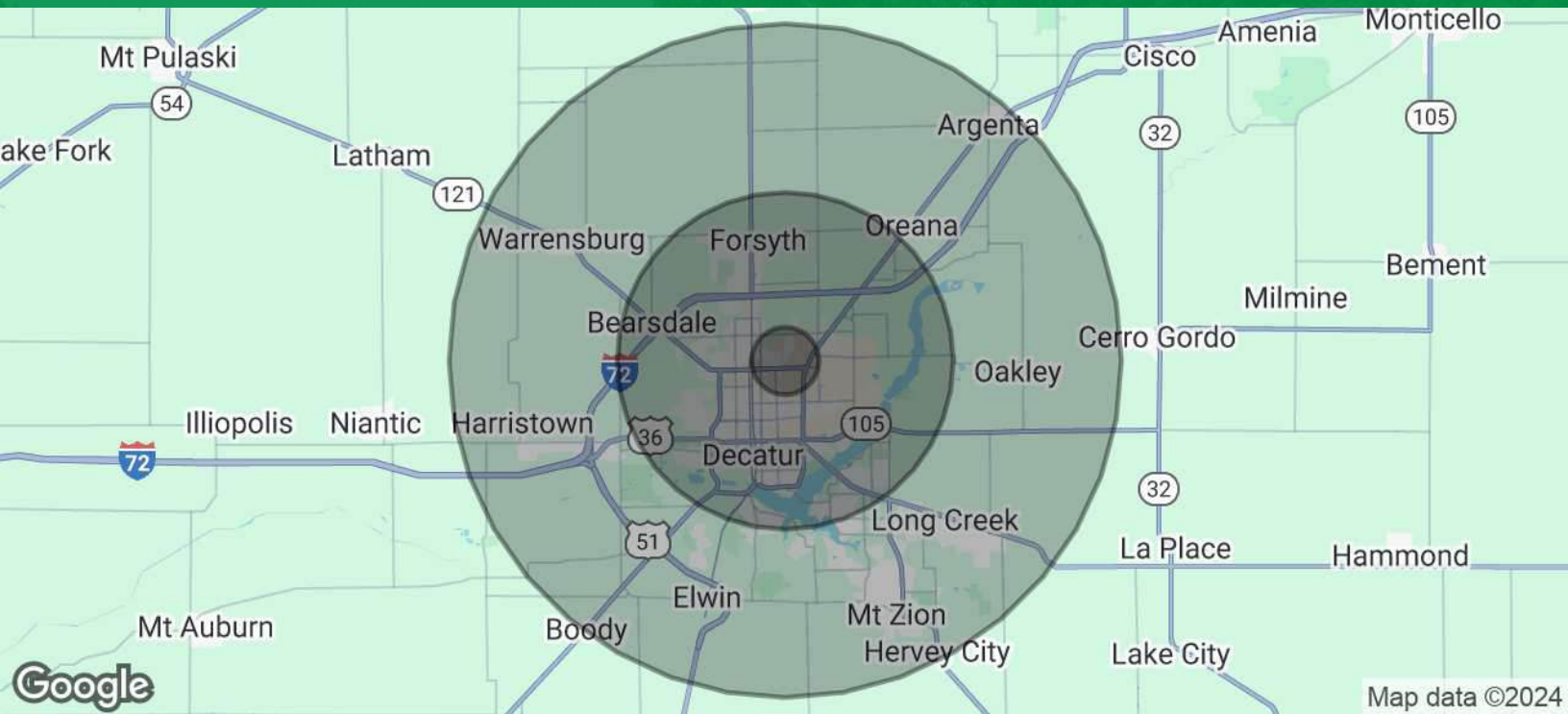
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,686	67,484	94,595
Average Age (Male)	39	40	40
Average Age (Female)	41	43	43

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,924	29,583	40,887
Average HH Income	\$58,408	\$67,521	\$76,487

TRAFFIC COUNTS

Vehicles Per Day	7,850/day
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Demographics data derived from AlphaMap

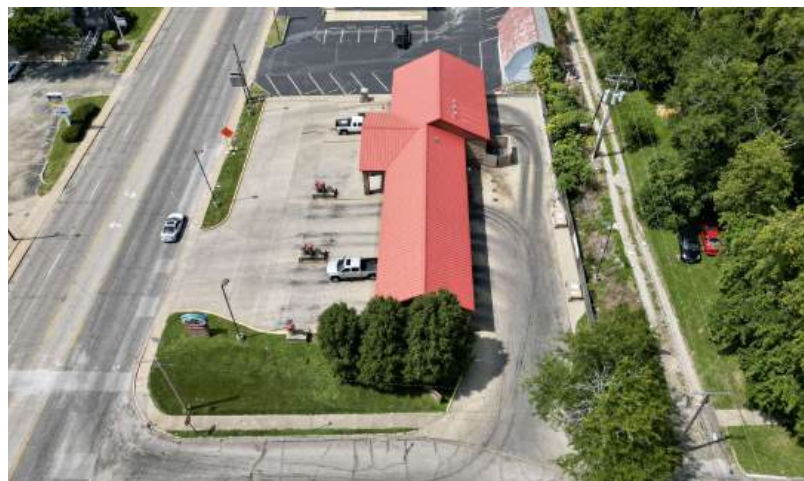


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Decatur Car Wash - Eldorado

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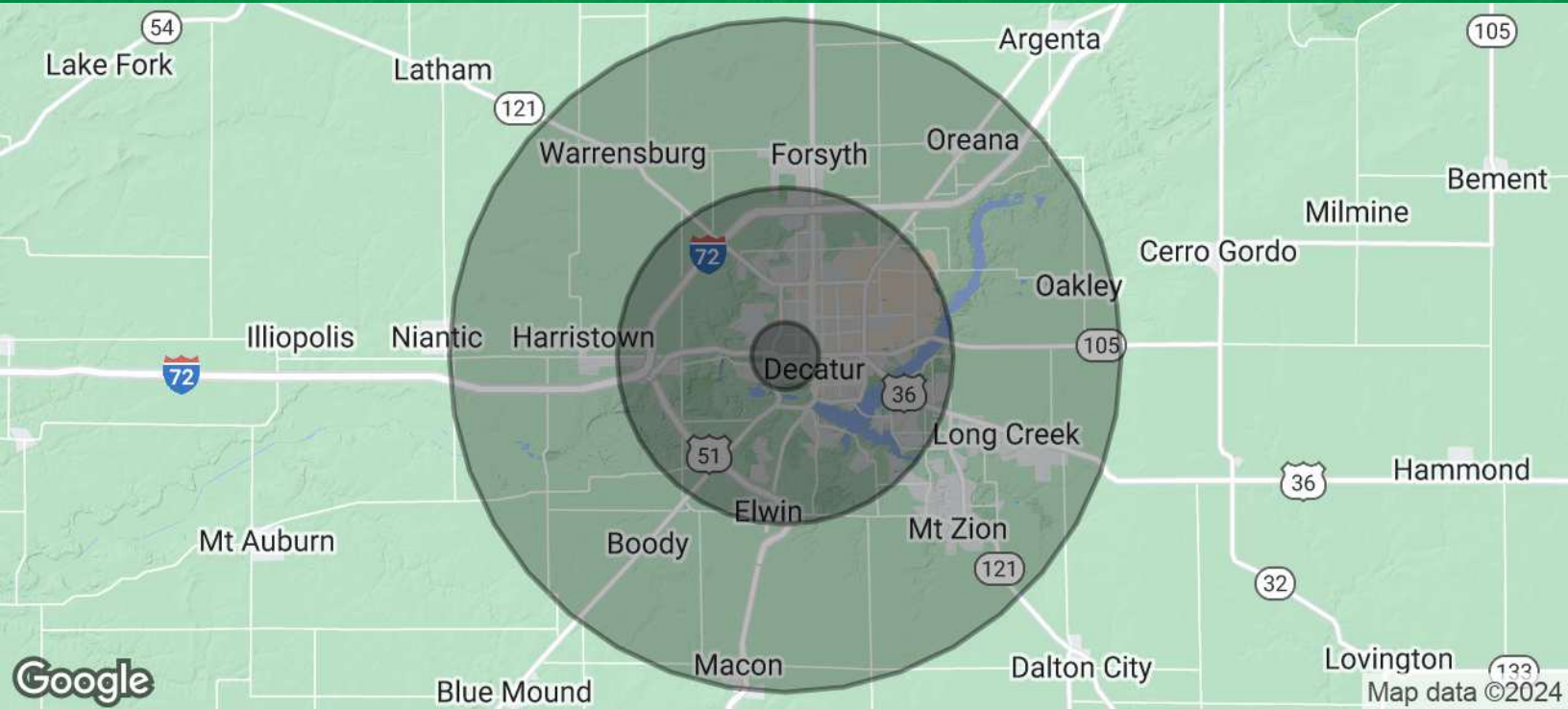


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Decatur Car Wash - Eldorado

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	11,854	72,227	93,146
Average Age (Male)	37	42	42
Average Age (Female)	35	42	42

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,699	31,867	40,301
Average HH Income	\$48,940	\$67,046	\$76,306

TRAFFIC COUNTS

Vehicles Per Day	12,300/day
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Demographics data derived from AlphaMap



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