

INVESTMENT OPPORTUNITY

FULLY RENOVATED CAR WASH



31521 Utica Road | Fraser, MI

RINSE CAR WASH

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	31521 Utica Road
City/Township	Fraser, MI
Building Size	4,650 SF
Land Size	0.41 AC
Tunnel Length	143 FT

INVESTMENT DETAILS

Purchase Price	\$2,000,000.00
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DEMOGRAPHICS (5-MILE RADIUS)



309,210

PEOPLE



\$84,992

AVG. HOUSEHOLD INCOME



129,938

HOUSEHOLDS



\$3.6 B

OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

COMPELLING OWNER-USER OR INVESTMENT OPPORTUNITY

Opportunity to acquire a fully operational car wash with substantial improvements already completed, allowing a new owner to immediately benefit from the existing facility and infrastructure. Offering combines the underlying real estate, installed car wash equipment and existing operating infrastructure in a single acquisition.

EXTENSIVE EQUIPMENT & TUNNEL UPGRADES

The facility features a 97-foot conveyor system, upgraded wash and application equipment, new utility lines throughout the tunnel, central vacuum stations, and DRB payment technology.

DENSE, VEHICLE-DEPENDENT TRADE AREA

More than 309,000 residents and approximately 130,000 households are located within five miles of the property, with an average of two vehicles per household.

AREA TENANTS



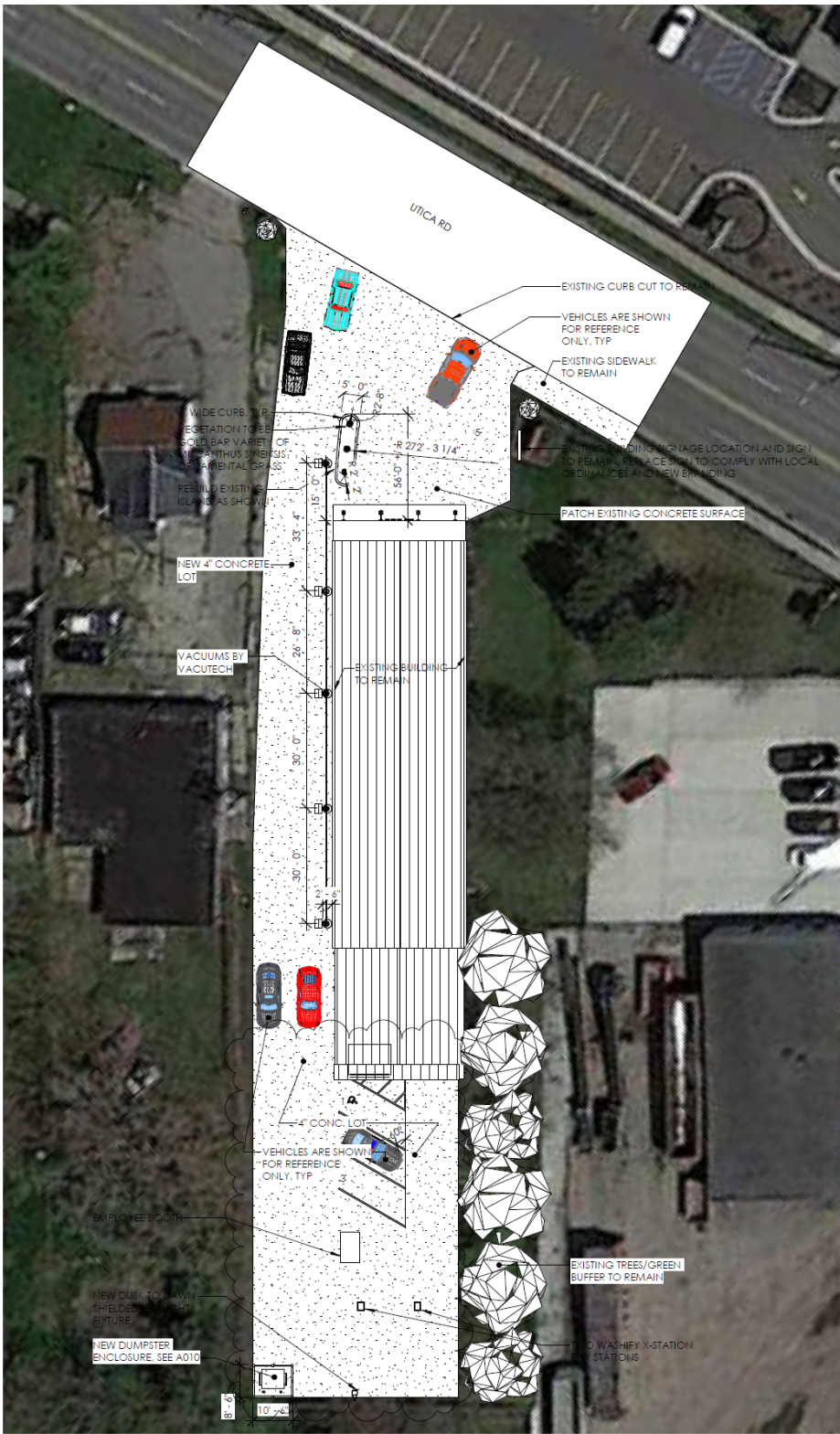


EXISTING FACILITY INVESTMENTS

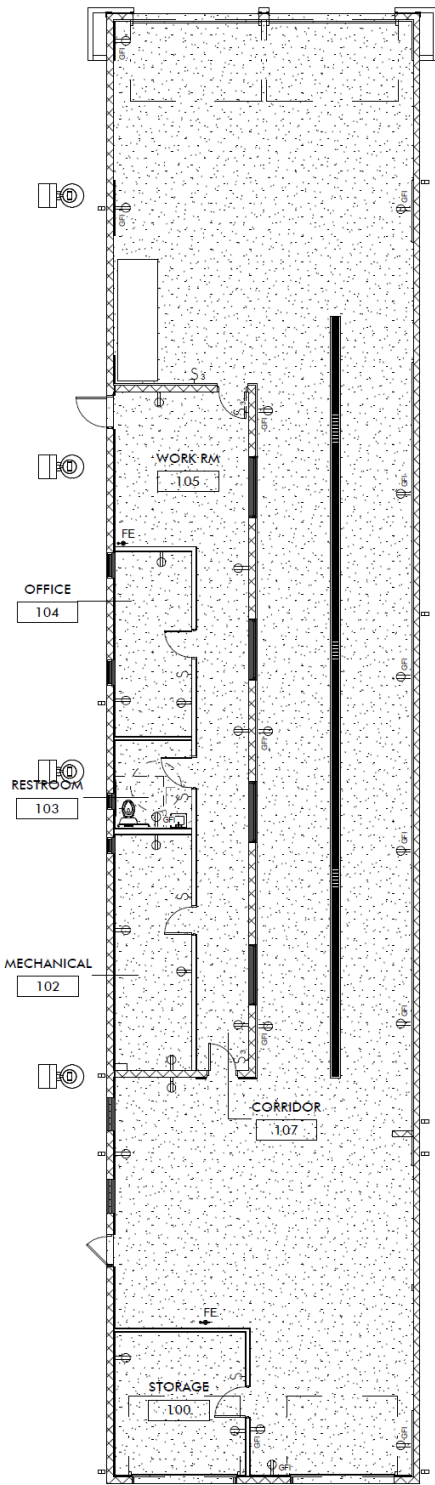
AUTO WASH EQUIPMENT & TUNNEL UPGRADES

• 97-foot Angeline Over-and-under Conveyor System • Automatic Conveyor Chain Tensioner • Steel-wheel Conveyor Rollers With 4.5-foot Spacing • Rolling-style Vehicle Correlator With Guide Rail And Protective Cover • Front-to-rear Four-basket Cloth Miter System • Electric Flex Wraparound Entrance Brushes • Electric Exit Flex Wraparound Brush System • Stainless-steel Retractable Tire Brush System • Three-manifold High-pressure Flipper Arch • 15-horsepower High-pressure Pump Station • Side-to-side Eight-basket Cloth Miter System With 24-inch Baby Rockers • Stainless-steel Three-line Polish Application Arch • Stainless-steel Ceramic Application Arch • Stainless-steel Finishing Arch For Sealer Wax, Drying Agent And Fresh-water Rinse • Stainless-steel Undercarriage Wash Manifold • 14-station Hydra-flex Chemical Pump System • 10-horsepower Gardner Denver Air Compressor • Air-compressor Dryer • Twelve-solenoid Water Distribution Manifold	• New Air, Chemical, Hydraulic And Water Lines Throughout The Tunnel • Foam Applicator Tubes And Air Canister • Stainless-steel Rain Bar • Four 10-horsepower Producer Blowers For Vehicle Drying (Existing) • Heavy-duty Stainless-steel Blower Support Arches • Fiberglass Conveyor-pit Grating With Non-slip Surface • Professional Installation And Plumbing Of The Tunnel Equipment • New Hydraulic Pulse Switch • Custom Built Motor Control Center • New Dual Three Phase Prep Gun Motors And Pumps • Dual Stainless Mossmatic Prep Gun Boom • ABC Wash System Employee Booth • ABC Wash System Entrance Arch With Stainless Steel Applicators And Rain Bar • ABC Wash Systems Tunnel Signage • Spencer Turbine Central Vac Station With 6 Drops With Crevice And Claw Tools • 2-DRB XPT With Site Watch Software • ABC Wash Systems Digital Menu Board • ABC Wash Systems Canopies With Directional Arrow Signs • ABC Wash System Canopy Signage
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SITE & FLOOR PLANS



1 SITE PLAN
A001 1" = 20'-0"



1 FIRST FLOOR FINISH PLAN
A130 1/8" = 1'-0"

PHOTOS



PHOTOS





DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	14,458	119,442	310,539
2025 Population	15,568	119,926	309,210
2030 Population Projection	15,968	121,176	311,848
Annual Growth 2020-2025	1.5%	0.1%	-0.1%
Annual Growth 2025-2030	0.5%	0.2%	0.2%
HOUSEHOLDS			
2020 Households	6,272	50,810	130,051
2025 Households	6,831	51,340	129,938
2030 Household Projection	7,025	51,967	131,204
Annual Growth 2020-2025	2.0%	0.5%	0.3%
Annual Growth 2025-2030	0.6%	0.2%	0.2%
Avg Household Size	2.20	2.30	2.30
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$76,206	\$83,217	\$84,992
Median Household Income	\$62,134	\$66,300	\$67,754

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$178,471	\$186,710	\$191,919
Median Year Built	1970	1966	1965
Owner Occupied Households	4,213	36,333	92,672
Renter Occupied Households	2,811	15,634	38,532
HOUSING COMPOSITION			
1-Person Households	2,551	17,643	43,783
2-Person Households	2,102	16,324	40,946
3-Person Households	1,028	8,023	20,374
4-Person Households	721	5,650	14,879
5-Person Households	298	2,447	6,575
6-Person Households	113	908	2,302
7-Person Households	18	346	1,078
EMPLOYMENT			
Civilian Employed	8,145	61,463	153,531
Civilian Unemployed	291	3,339	9,315
Civilian Non-Labor Force	4,487	34,605	92,133

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