

SPECIAL PURPOSE PROPERTY // FOR SALE

8-BAY 24-HOUR SELF-SERVE CAR WASH

8.52% CAP RATE

19595 15 MILE RD

CLINTON TOWNSHIP, MI 48035



- 8-Bay Self-Serve Car Wash and Five (5) Vacuum Stations
- 160' of Frontage on 15 Mile Rd with 22,000 vehicles passing per day
- Major Renovations Completed in 2025
- New In-Bay Touchless Wash Systems Installed (December 2021)
- Electrical System Upgraded to 600 AMP Service
- New Plumbing Infrastructure for In-Bay Automatic Wash
- Additional Land for Expansion or Future Development



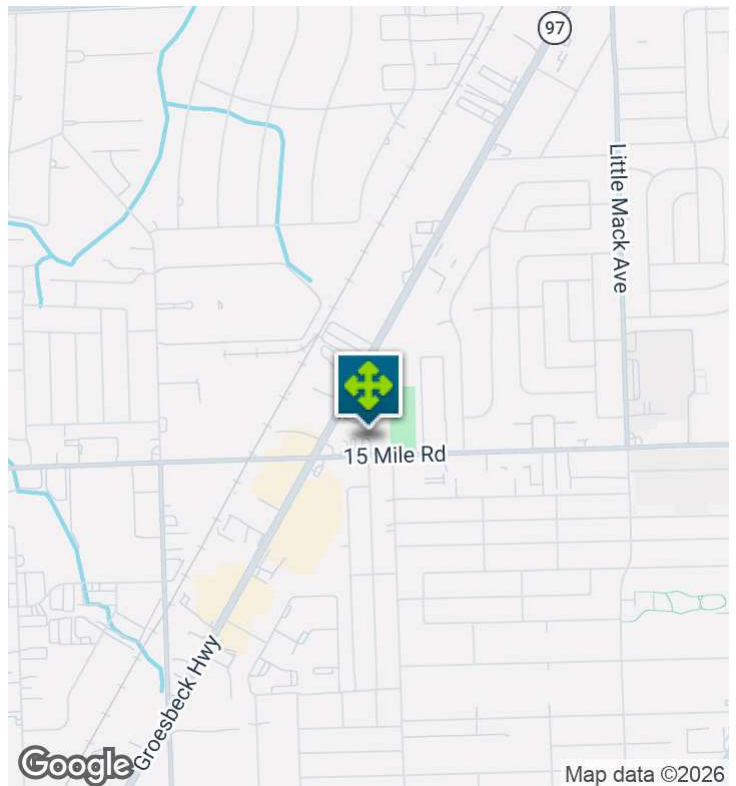
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Sale Price

\$895,000

OFFERING SUMMARY

Building Size:	3,570 SF
Lot Size:	58,152 SF
Price / SF:	\$250.70
Cap Rate:	8.52%
NOI:	\$76,295
Year Built:	1967
Zoning:	OS-1
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	22,000

PROPERTY OVERVIEW

Well-established 24-hour self-serve car wash business for sale with an 8.52% cap rate. The property features 160 ft of frontage on a major road, providing excellent visibility and steady traffic exposure. The facility includes eight (8) self-service washing bays, five (5) vacuum stations, and extra-wide bays designed to accommodate larger vehicles.

The site also includes additional land offering potential for expansion or future development, creating value-add opportunities for investors or owner-operators. This is a turn-key operation with consistent income in a high-traffic location.

LOCATION OVERVIEW

Discover the vibrant retail potential of the Clinton Township, MI area in the Detroit market. With a prime location near bustling 15 Mile Rd, the area boasts a diverse mix of retail establishments, restaurants, and local businesses, creating a dynamic commercial environment. Nearby, the Mall at Partridge Creek offers a popular shopping destination, while the Macomb Center for the Performing Arts provides cultural appeal. The location's proximity to major roadways and residential neighborhoods ensures steady foot traffic and excellent visibility for retail establishments, making it an enticing opportunity for retail/street retail investors looking to tap into the thriving local market.



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ADDITIONAL PHOTOS



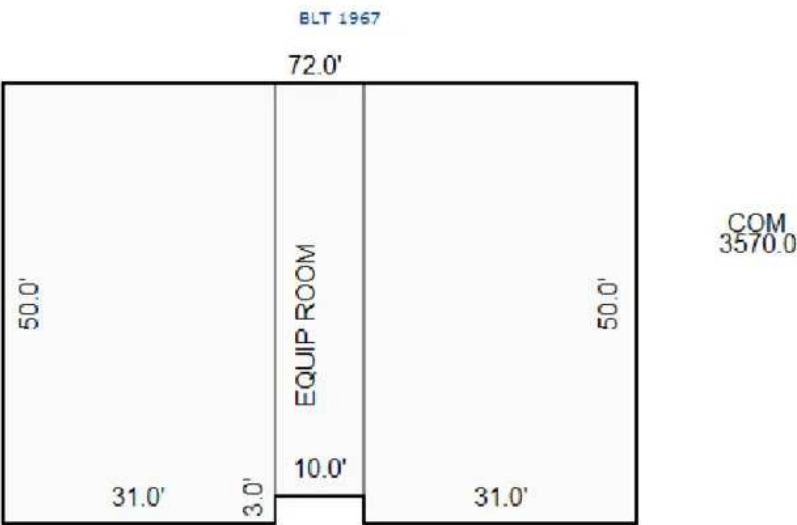
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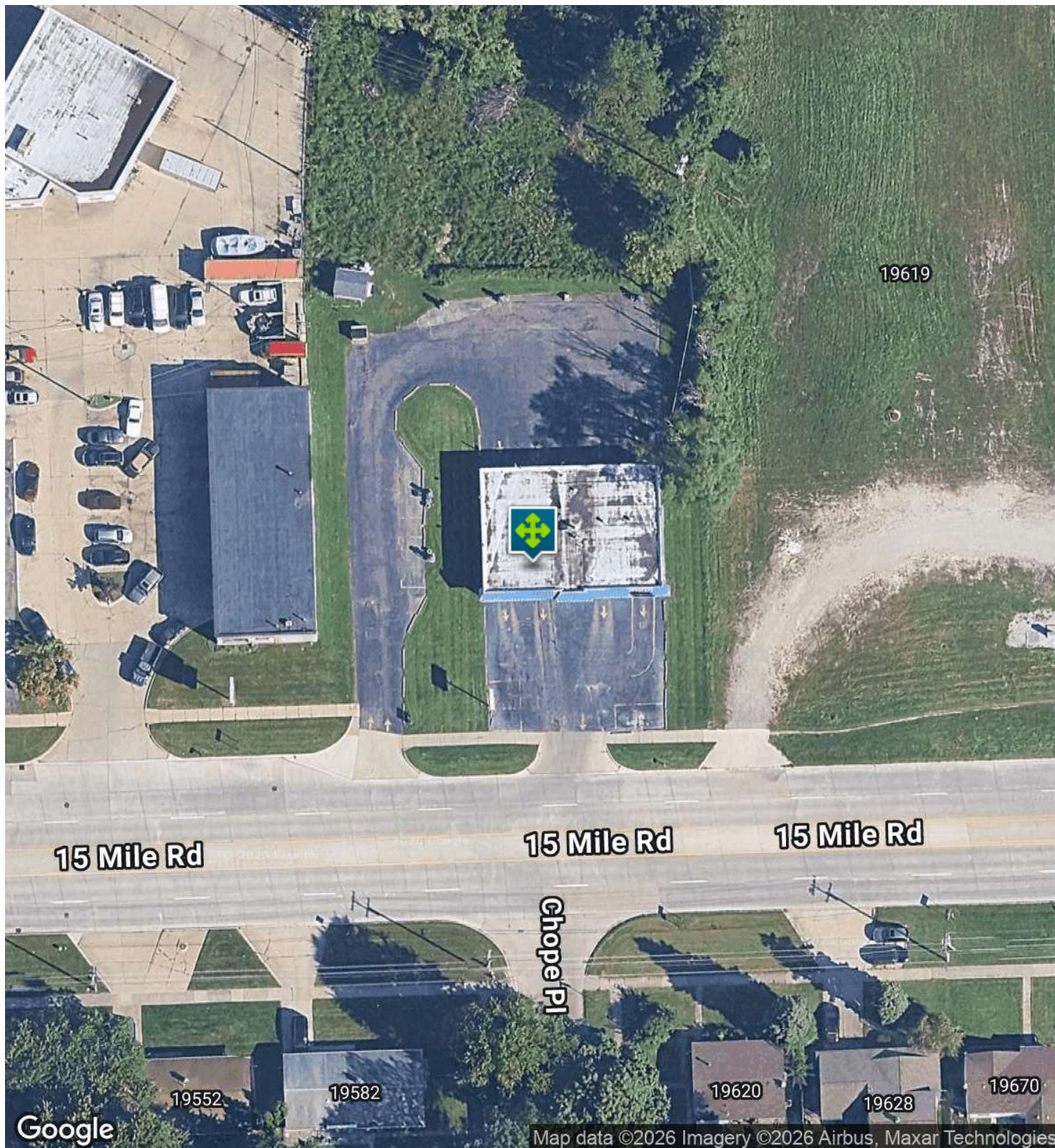
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SITE PLANS

Image/Sketch for Parcel: 16-11-28-377-035



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AERIAL MAP



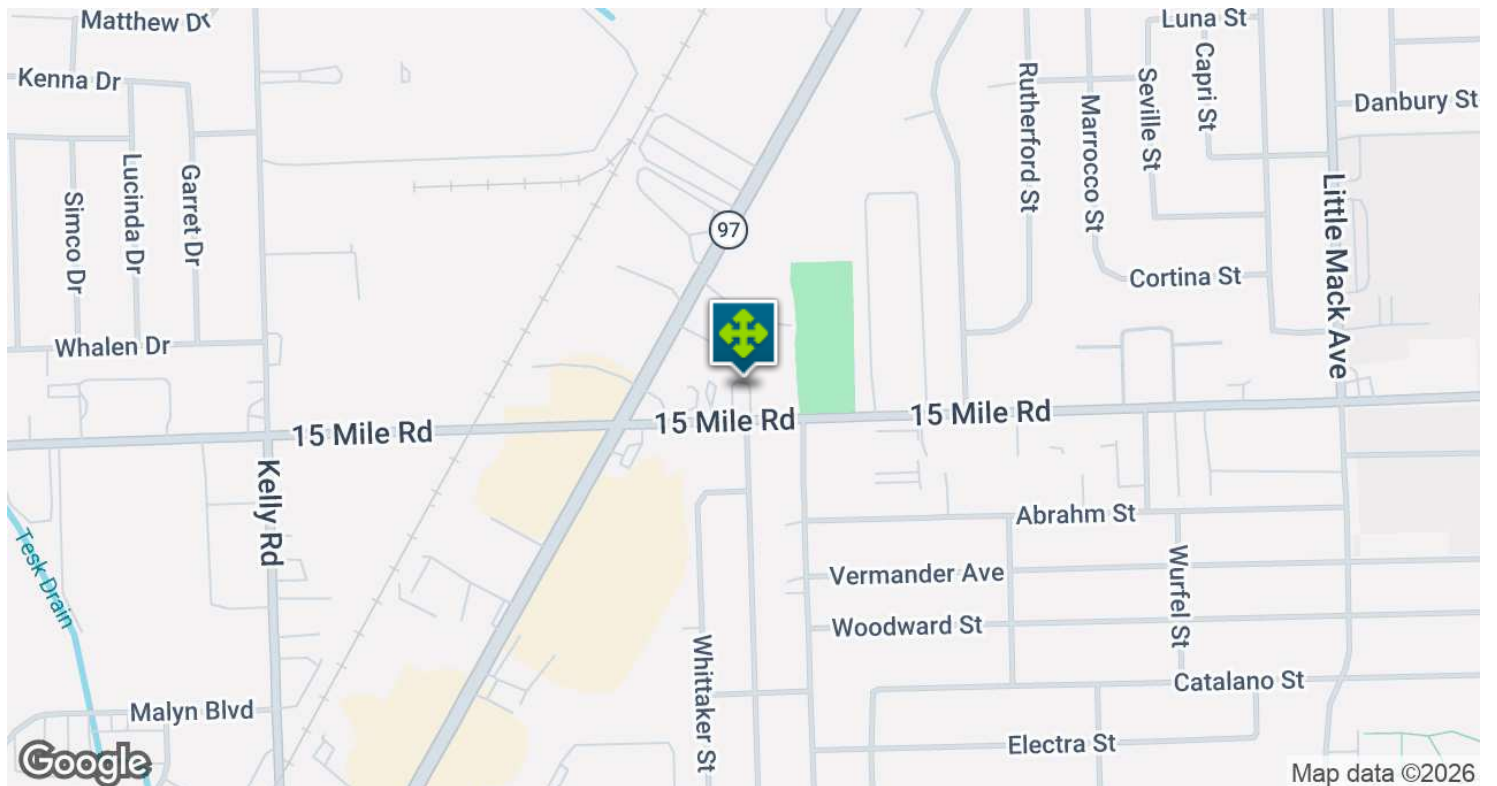
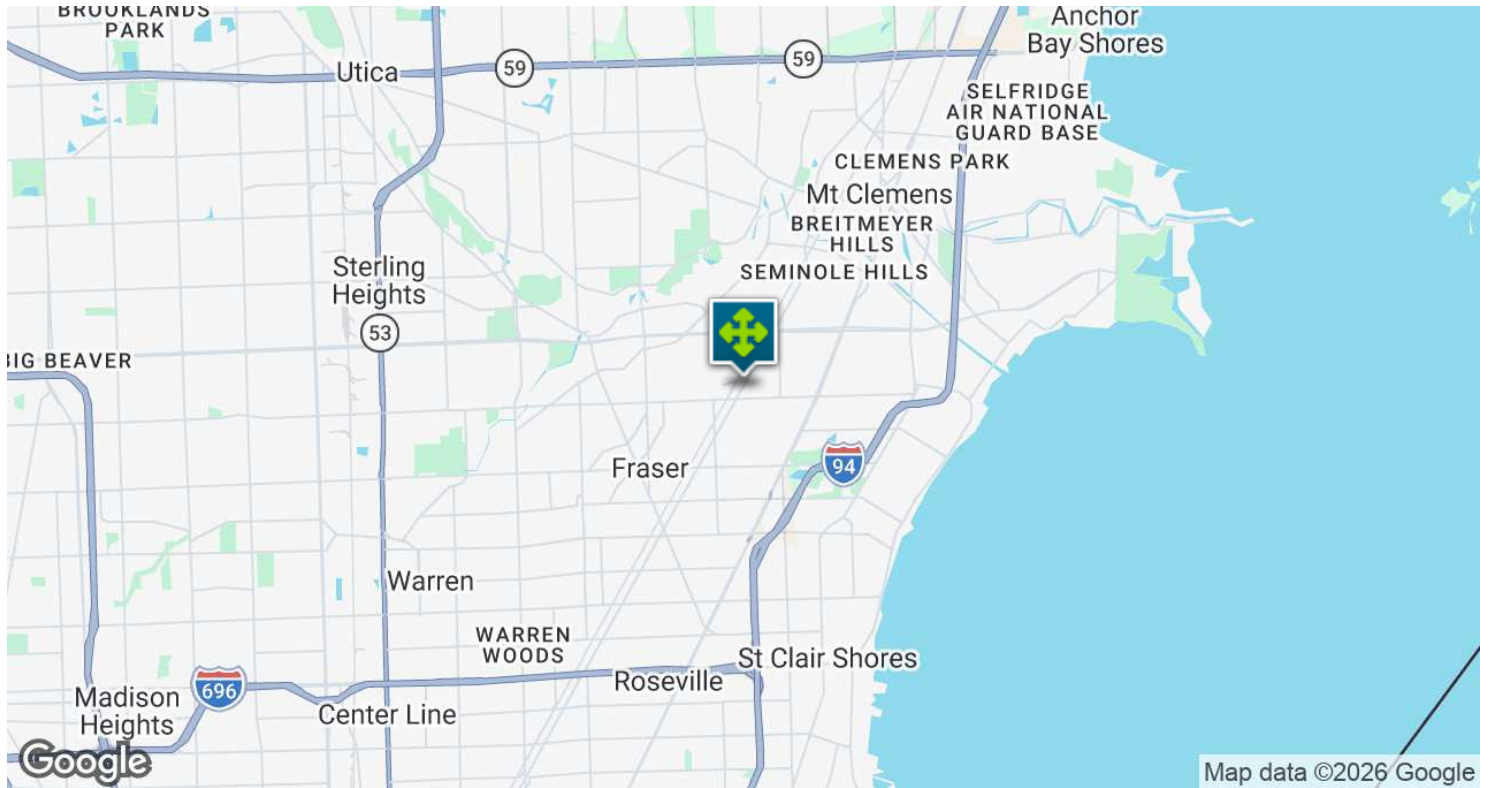
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LOCATION MAP

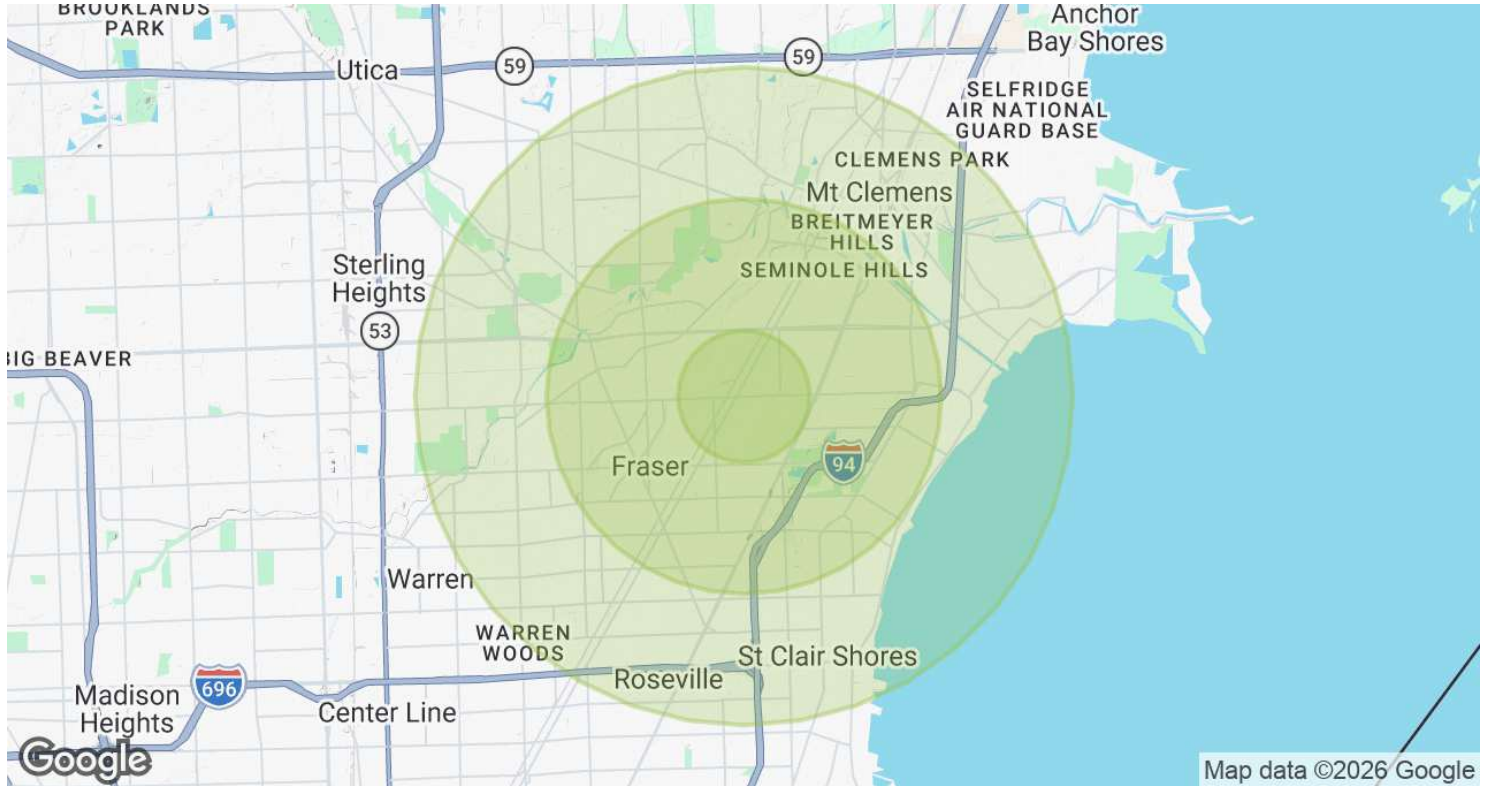


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,650	103,890	279,191
Average Age	39.2	42.4	42.3
Average Age (Male)	35.9	40.4	40.9
Average Age (Female)	42.7	44.4	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,976	46,355	122,021
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$80,310	\$87,587	\$88,605
Average House Value	\$164,965	\$203,589	\$217,226

2023 American Community Survey (ACS)



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CONTACT US



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