

CAR WASH FOR SALE

542626 Us Hwy 1, Callahan, FL 32011



PROPERTY HIGHLIGHTS

- Zoned CI for commercial and industrial use
- Currently operating as a successful car wash
- Current owner \$100,000 profit/year
- 0.35 Acres of land with 4 self-serve bays that take credit/cash/coins plus a PDQ 360 Touch Free automatic car wash
- 6 combo vacuums & air machine
- Mega vendor containing car wash products
- Strategic location for high visibility and accessibility
- Established customer base and steady revenue stream

OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	0.34 Acres
Building Size:	1,720 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	426	4,221	12,108
Total Population	1,190	11,331	33,994
Average HH Income	\$76,513	\$81,168	\$86,766

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CYNTHIA MCLAIN, CCIM
 Broker Associate
 O: 904.541.0700
 C: 904.545.4195
 cmclain@kahlecg.com

SANDRA KAHLE, CCIM
 Managing Director
 O: 904.541.0700
 C: 904.838.6446
 skahle@kahlecg.com

KAHLE COMMERCIAL GROUP
 151 College Dr
 #14
 Orange Park, FL 32065

RETAIL FOR SALE

CAR WASH FOR SALE

542626 Us Hwy 1, Callahan, FL 32011



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CYNTHIA MCLAIN, CCIM
Broker Associate
O: 904.541.0700
C: 904.545.4195
cmclain@kahlecg.com

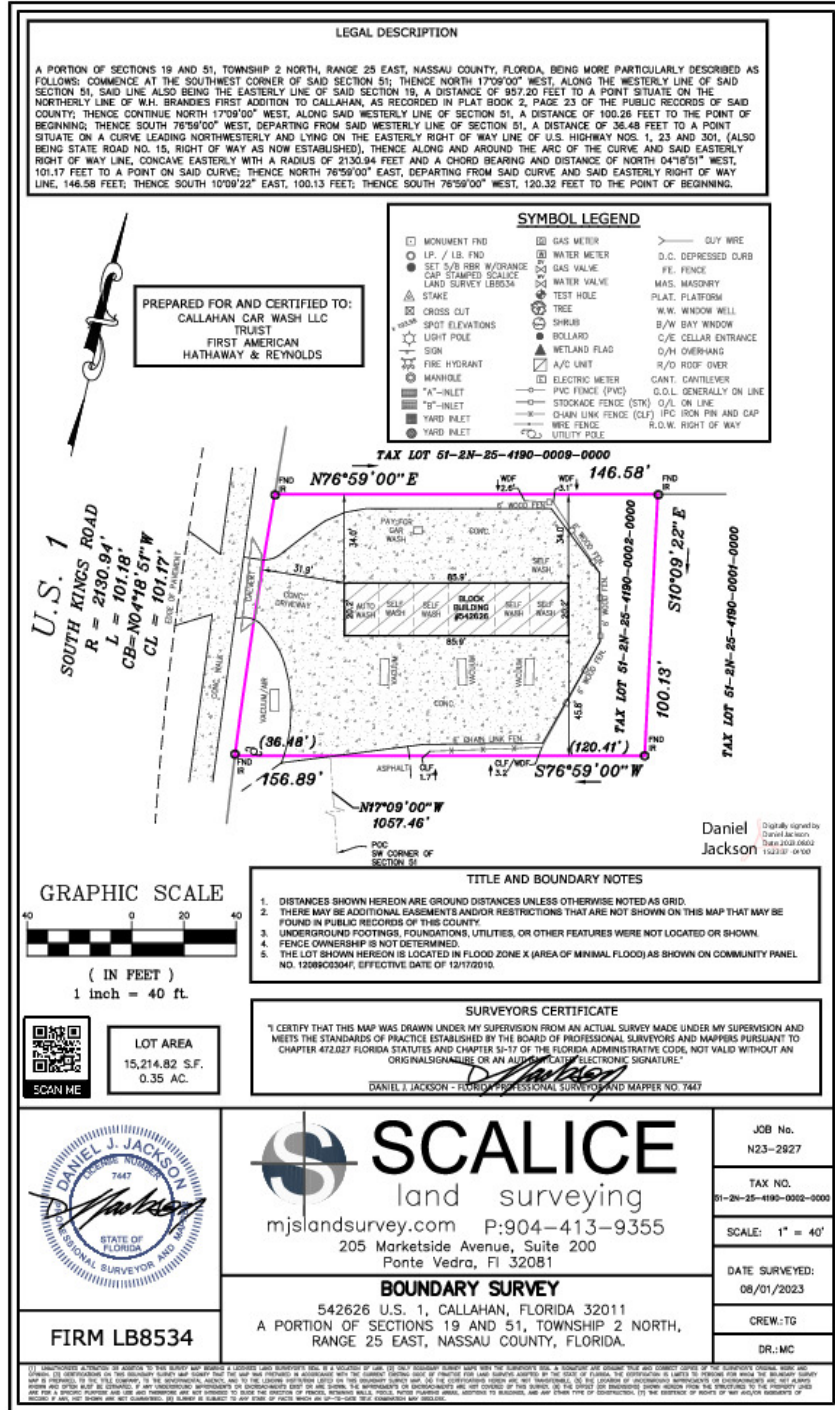
SANDRA KAHLE, CCIM
Managing Director
O: 904.541.0700
C: 904.838.6446
skahle@kahlecg.com

KAHLE COMMERCIAL GROUP
151 College Dr
#14
Orange Park, FL 32065

Each Office Independently Owned and Operated kahlecommercialgroup.com

CAR WASH FOR SALE

542626 Us Hwy 1, Callahan, FL 32011



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CYNTHIA MCLAIN, CCIM
Broker Associate
O: 904.541.0700
C: 904.545.4195
cmclain@kahlecg.com

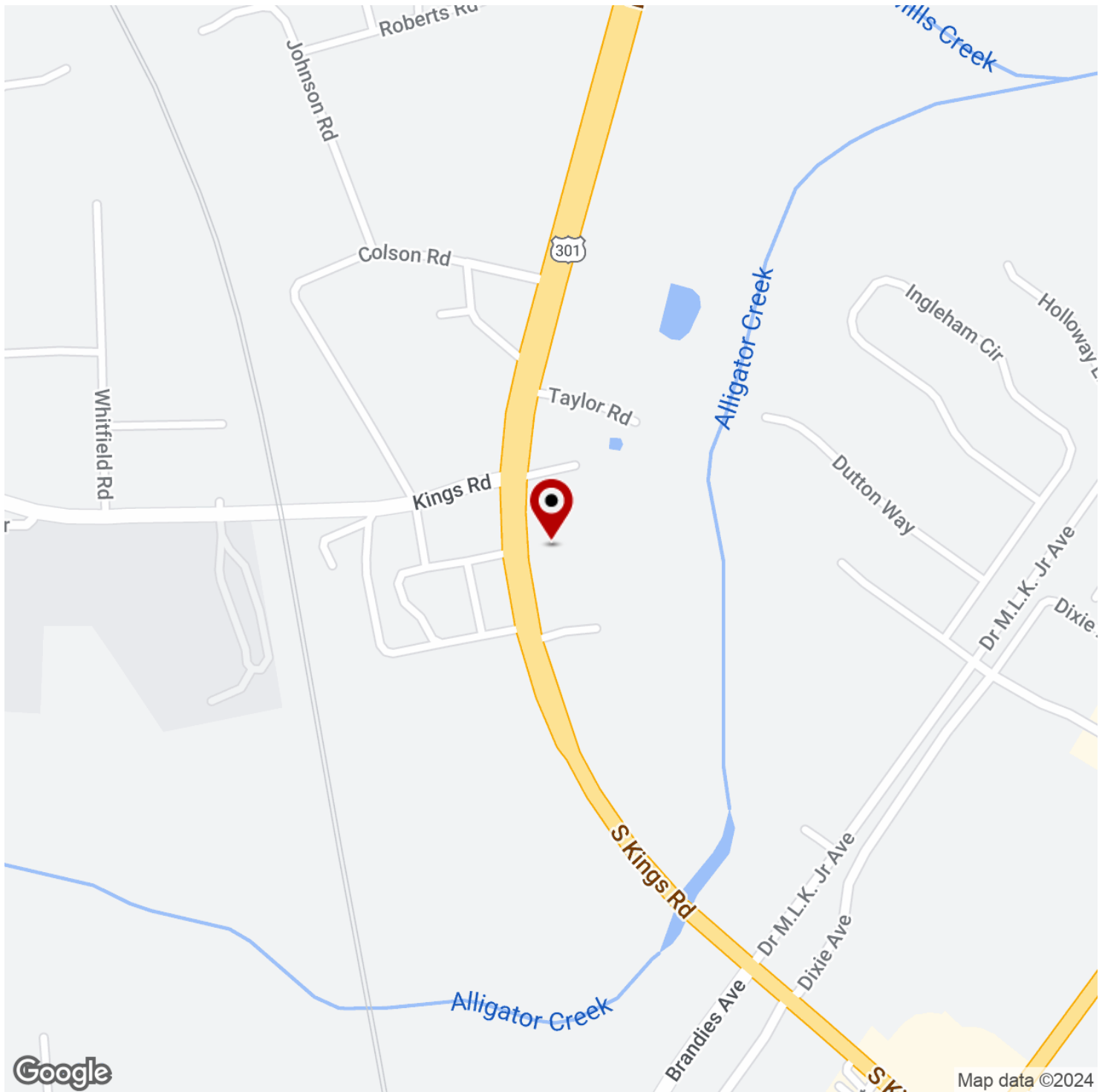
SANDRA KAHLE, CCIM
Managing Director
O: 904.541.0700
C: 904.838.6446
skahle@kahlecg.com

KAHLE COMMERCIAL GROUP
151 College Dr
#14
Orange Park, FL 32065

RETAIL FOR SALE

CAR WASH FOR SALE

542626 Us Hwy 1, Callahan, FL 32011



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CYNTHIA MCLAIN, CCIM

Broker Associate
O: 904.541.0700
C: 904.545.4195
cmclain@kahlecg.com

SANDRA KAHLE, CCIM

Managing Director
O: 904.541.0700
C: 904.838.6446
skahle@kahlecg.com

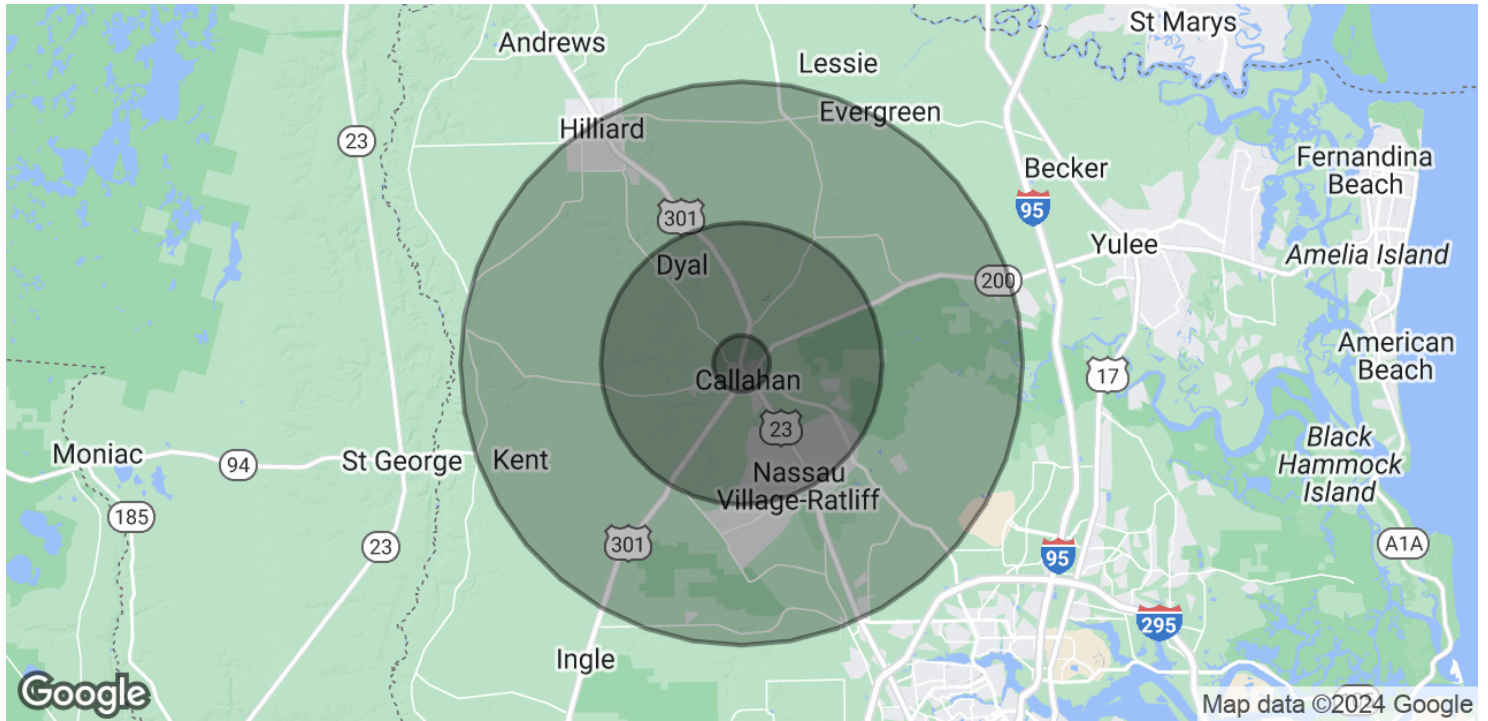
KAHLE COMMERCIAL GROUP

151 College Dr
#14
Orange Park, FL 32065

Each Office Independently Owned and Operated kahlecommercialgroup.com

CAR WASH FOR SALE

542626 Us Hwy 1, Callahan, FL 32011



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,190	11,331	33,994
Average Age	36	41	40
Average Age (Male)	34	40	39
Average Age (Female)	38	42	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	426	4,221	12,108
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$76,513	\$81,168	\$86,766
Average House Value	\$362,586	\$303,648	\$305,405

Demographics data derived from AlphaMap

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CYNTHIA MCLAIN, CCIM
 Broker Associate
 O: 904.541.0700
 C: 904.545.4195
 cmclain@kahlecg.com

SANDRA KAHLE, CCIM
 Managing Director
 O: 904.541.0700
 C: 904.838.6446
 skahle@kahlecg.com

KAHLE COMMERCIAL GROUP
 151 College Dr
 #14
 Orange Park, FL 32065