

Tommy's Express Car Wash FOR SALE

2772 Riverside Drive
Macon, GA 31204



Summary

Area Info

Photos

Aerial

Site Map



REDUCED PRICE: \$2,950,000.00

~~SALE PRICE: \$3,400,000.00~~

CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com
www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<http://commercial.fickling.com>

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PROPERTY INFORMATION

BUILDING

Property Address:

2772 Riverside Drive
Macon, GA 31204

County:

Bibb

Building Size:

5,274 SF

Year Built:

2019

Taxes:

\$26,969.78 (2025 est.)

Frontage:

±350' - Riverside Drive

Depth:

±245'

Utilities:

All Available

Traffic Count:

Riverside Drive - 24,940 VPD
I-75 - 63,000 VPD

SITE

Site Size:

1.97 Acres

Parcel ID:

O054-0165

Zoning:

C-4

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	3,975	34,278	85,431
Avg HH Income	\$80,778	\$72,840	\$72,981
Median Age	39.6	36.4	36.0

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PROPERTY

Premier express tunnel car wash opportunity located along one of Macon's primary commercial corridors. The offering includes the fee simple real estate and a fully operational express tunnel car wash facility, providing investors or owner-operators the ability to acquire a stabilized, modern car wash property with strong visibility and significant traffic exposure.

Strategically positioned along Riverside Drive with convenient access to 1-75, the site benefits from high daily traffic counts and proximity to dense residential neighborhoods, national retailers, and major employment centers.

The property is currently configured as a 130-foot express tunnel wash with 3 pay lanes and 19 vacuum stations, allowing for high throughput and efficient operations. The facility was constructed with modern equipment and layout standards typical of top-tier express wash developments.

The site also offers flexibility for continued branded operation or repositioning, giving operators the ability to tailor the business model to their preferred wash concept.

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INVESTMENT HIGHLIGHTS

- **High Visibility Retail Location:** Positioned along Riverside Drive, one of Macon's major commercial corridors with strong daily traffic and excellent frontage exposure.
- **Modern Express Tunnel Facility:** Purpose-built express tunnel car wash with efficient traffic flow and a 130-foot tunnel design capable of high vehicle throughput.
- **Turnkey Operational Facility:** Facility infrastructure and layout allow an operator to immediately run a wash business or reposition the concept with minimal redevelopment.
- **Strong Consumer Demographics:** Located within a dense residential trade area supported by Macon's growing regional population and strong commuter traffic.
- **Flexible Operational Options:** Property can continue operating as an express car wash or potentially be repositioned for an alternative wash brand or concept.

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MARKET OVERVIEW - MACON, GA

Macon serves as a major economic hub in Central Georgia and continues to attract investment across healthcare, manufacturing, logistics, and education sectors. The city is home to Mercer University, one of Georgia's largest private universities, and serves as a regional destination for commerce and tourism.

The Riverside Drive corridor is a well-established retail and service district with strong connectivity to Interstate 75, providing access to both local and regional traffic. The surrounding trade area features a mix of national retailers, medical users, restaurants, and service businesses that drive consistent consumer traffic throughout the week.

Macon's diversified economic base and steady population growth support continued demand for automotive services, including express car wash facilities.



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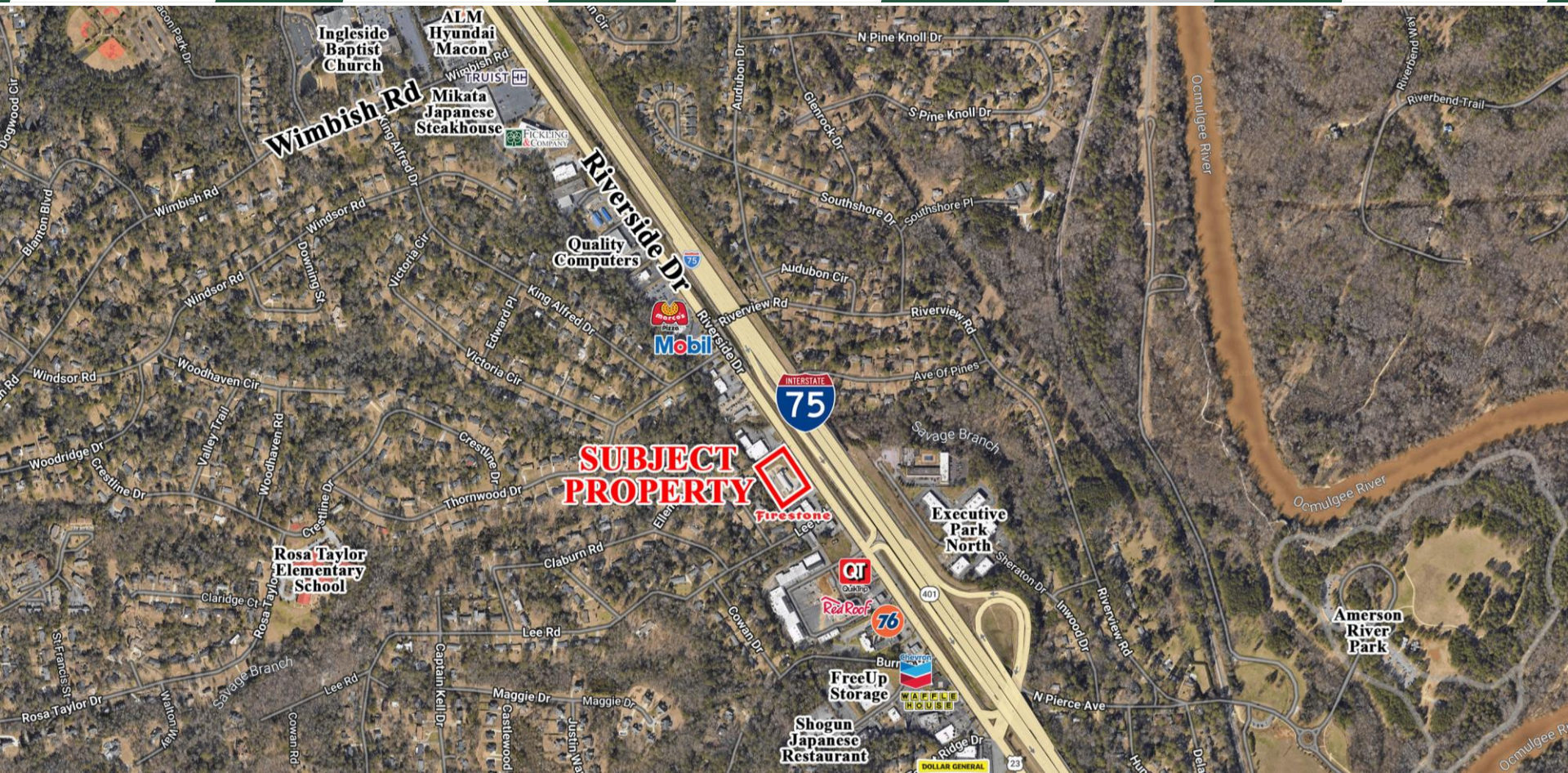
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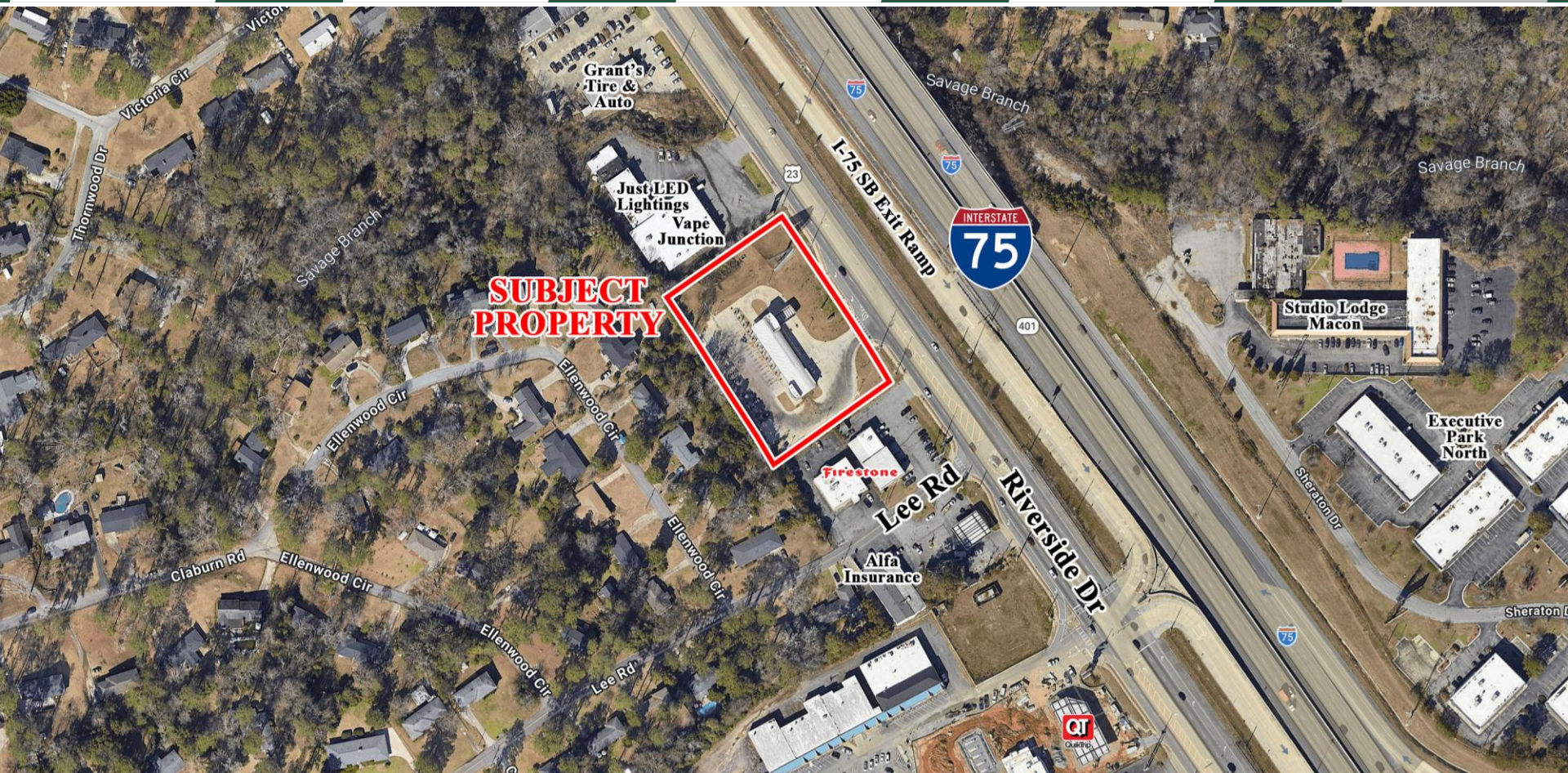
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