

FOR SALE



\$695,000

3938 Columbus Road, Centerburg, OH 43011

Car Wash For Sale in Centerburg, Ohio

- Established and Profitable Car Wash
- 1—Touchless Automatic
- 3—Self Service Bays
- Hydro-Spray Rainmaker System
- Excellent Location Based On Route 36
- Two Car Vacuum Station



BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
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Property Information

LEGAL

Legal Property Description:	Car Wash For Sale
Price:	\$
Parcel Number:	18-00892.00
Occupancy:	100%

LAND

Land Acreage:	.99 Acres
Current Zoning:	Commercial
Jurisdiction:	Centerburg

STRUCTURAL

Building Square Footage:	+/- 2,256 Square Feet
Unit Square Footage:	+/- 2,256 Square Feet
Floors Above Ground:	1
Year Built:	2001

ADDITIONAL INFO

Drive-in Doors:	4
Lot Specifics:	3 Self Service Bays, 1 Touchless
Water System:	Hydro Spray Rain Maker
Previous Use:	Car Wash
Real Estate Taxes: (2024)	\$4,270

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Parcel View

This aerial map displays a residential neighborhood with property boundaries and lot numbers. A cyan rectangle highlights a specific lot. The map includes labels for 'U.S. RT. 36 & ST. RT. 3', 'W168', 'P375', 'P360', 'X042', and '34'. Various lot numbers and area measurements are also visible.



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*Line Drawings are Approximate

Nearby Amenities



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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

TRAFFIC COUNT

Street	Avg Daily Volume
US Route 36	6,808
W Main Street	9,121
State Route 314	1,613

SITE LOCATION



NEARBY MAJOR ROADS & HIGHWAYS



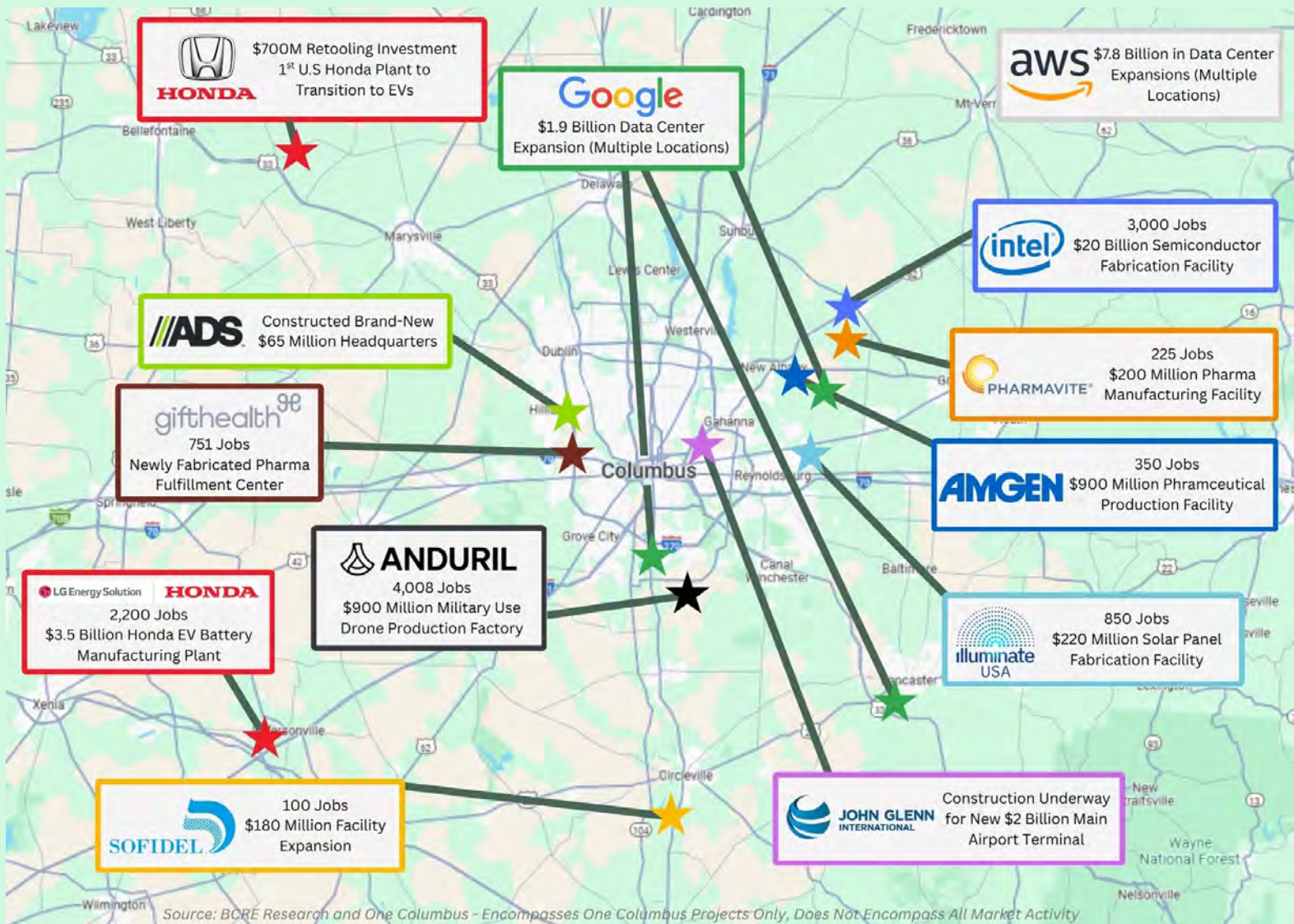
DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		2,042	3,137	4,995
Households (2020)		1,227	2,215	4,792
Avg Household Income (2020)		\$70,416	\$74,982	\$77,025

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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Disclaimer And Confidentiality Agreement - Continued -

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