

# Operating Car Wash

Full Service | Express | Detail



**+/- 6,680 sq ft**  
**Gwinnett County Location**





For more information, please contact:

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## Full Service Operating Car Wash Gwinnett County

**3105 Peachtree Industrial Boulevard  
Duluth, GA 30097**

Opportunity to acquire a profitable car wash business on prime real estate. Business and real estate are offered for sale together. However, they are valued separately and the seller may consider selling them individually.

Business, post paying rent and salaries, delivers approximately +/- \$182,000/year (Business offered at \$700,000, 3.8x EBITA). Real estate produces \$191,221 on a NNN lease (value of 10% cap rate of \$1,900,000).

Acquire both for \$2,600,000.



## Full Service Operating Car Wash

### PROPERTY OVERVIEW:

This property was built and has been operating since 2002 with the original owner and loyal customers. Car wash has experienced little turn-over with some employees celebrating 10+ years. Gwinnett County's appraisal is at \$1,200,000 (land only). Space can also accommodate oil change services and emissions (as offered in the past). The Atlanta refining company drained the tanks and oil completely in August 2014. To our knowledge there has never been any under-ground tank(s).

### INVESTMENT:

**Property Size:** Main building is +/- 5,510 sq ft with automatic car wash, office, lobby and service garage  
Second building is +/- 1,170 sq ft used to perform oil change and emission services

**Lot Size:** +/- 1.51 acre

**Year built:** 2002

**Zoning:** C4

**2014 Taxes:** \$16,195.20

**Parking Ratio:** 1.60/1,000 sq ft

**Market:** Atlanta

**Submarket:** Gwinnett County

**Frontage:** 17 feet for street frontage on Peachtree Industrial Boulevard

**Offered for SALE at \$2,600,000**  
**\$700,000 (business) \$1,900,000 (real estate)**

**They are valued separately, and the seller might consider selling them individually depending on the correct loan structure (if the transactions close simultaneously)**

### HIGHLIGHTS:

- Average car wash/auto visit: Approximately 150 vehicles per day
- Average pre-paid car wash exceeds \$15,000/month
- Average charge: \$27/wash
- Excellent exposure with strong demographics
- A historically profitable business
- Available signage in front of property
- Top rated tunnel controllers system installed in December 2014
- Recently upgraded to a state-of-the-art water reclamation system
- An "almost silent-owner" operates business
- Complete car wash operating software
- Integrated general accounting, business and payroll software (worth +/- \$20,000)
- Excellently maintained wash tunnel equipment
- Windows 7 computer stations and data server (worth +/- \$10,000)
- Fully equipped detail shop (worth +/- \$5,000)
- High capacity commercial laundry washer and dryer (worth +/- \$5,000)
- Complete instructional manuals for all duties and job descriptions

### LOCATION:

- Located on Peachtree Industrial Boulevard, highly travelled local highway with over 37,000 vehicles/day
- Excellent exposure with strong demographics
- Newly approved, upscale subdivision is under construction near the subject property
- Surrounded by mid to upper income families, highly dense residential area
- 2 Neighborhood golf courses are located less than 1 mile North of subject property







# Photos (2 of 2)

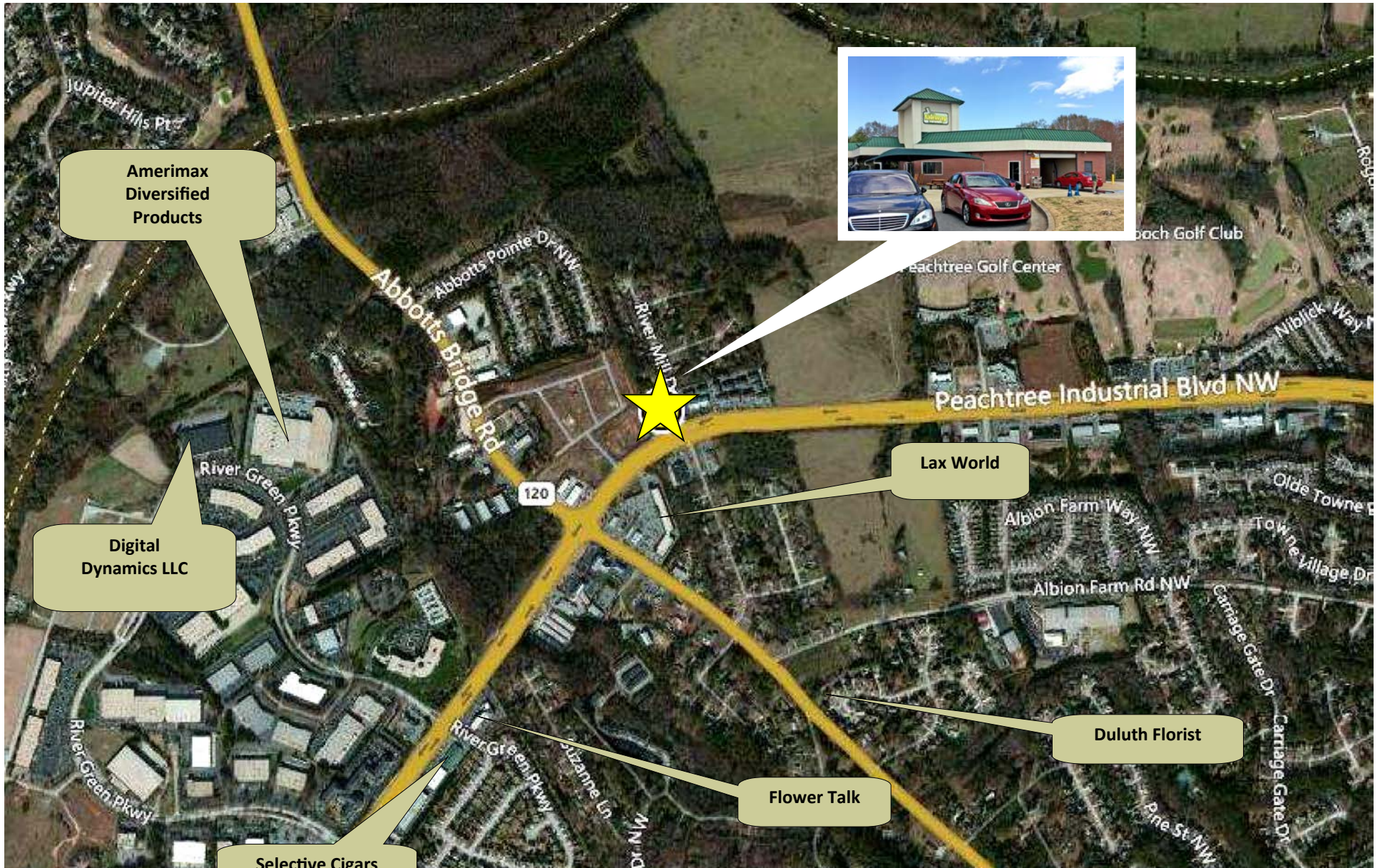
# Full Service Operating Car Wash





# Retail Aerial View

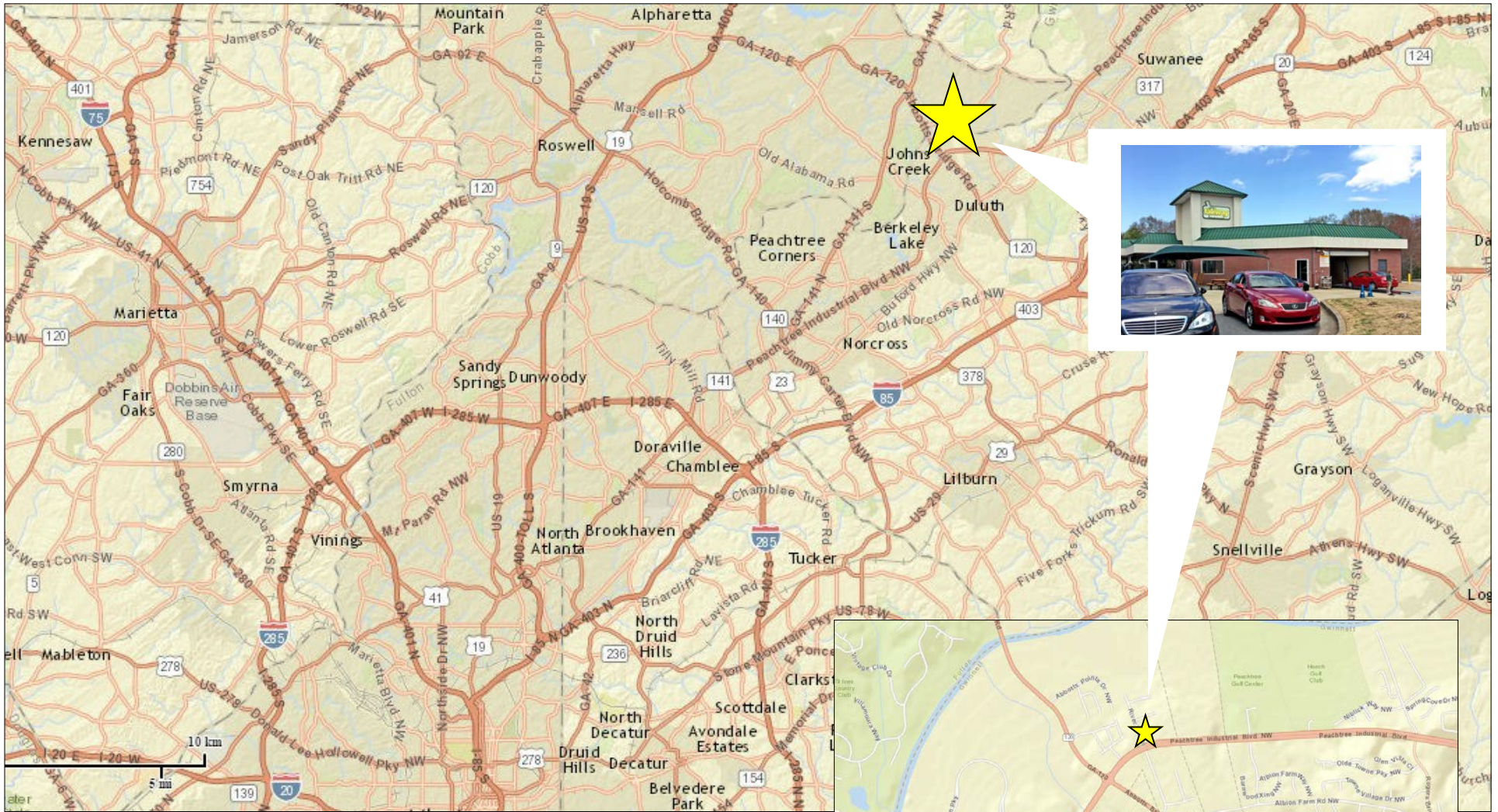
Full Service  
Operating Car Wash





# Location Maps (1 of 2)

Full Service  
Operating Car Wash





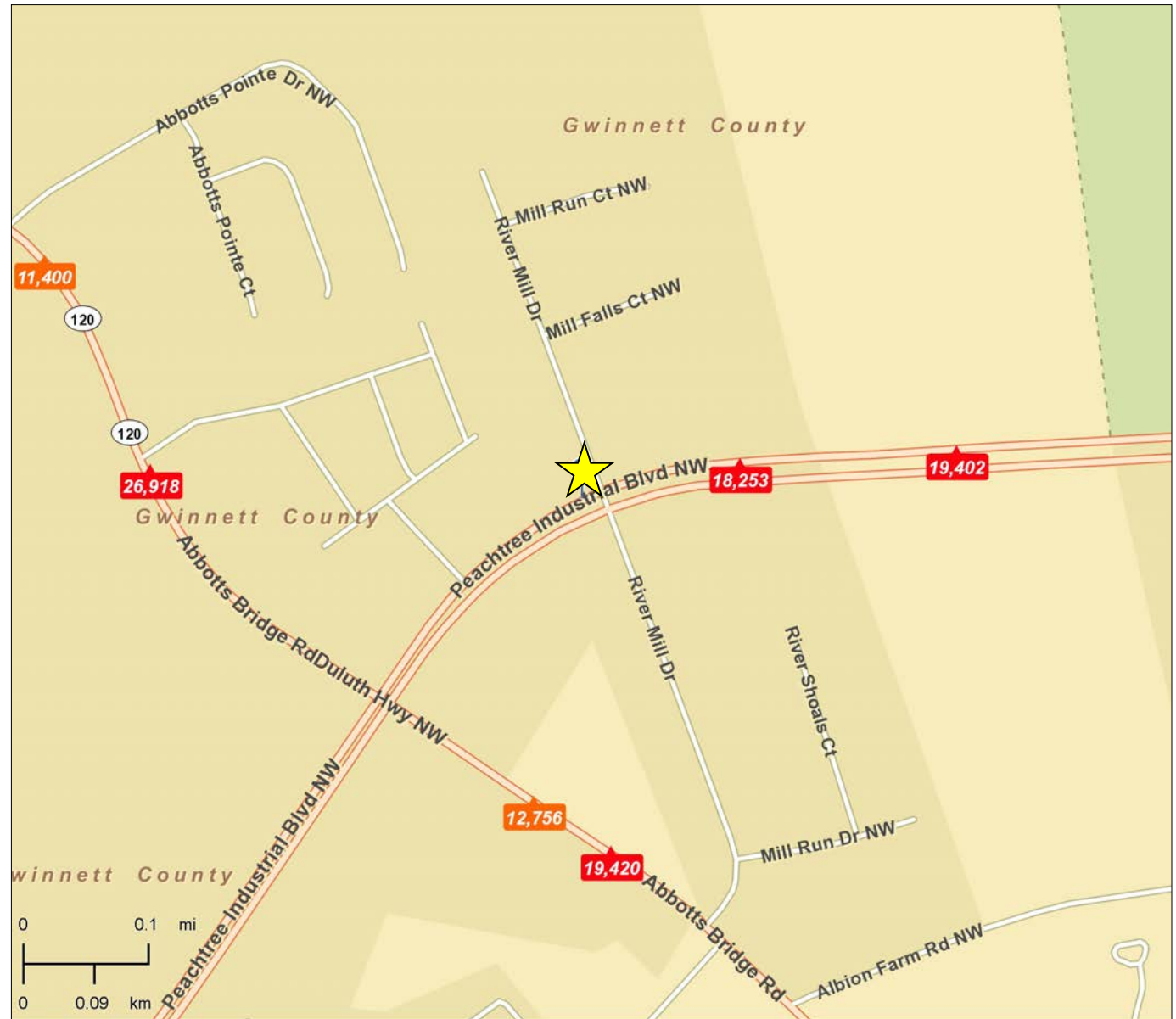




# Demographics & Traffic Count

**Full Service**  
Operating Car Wash

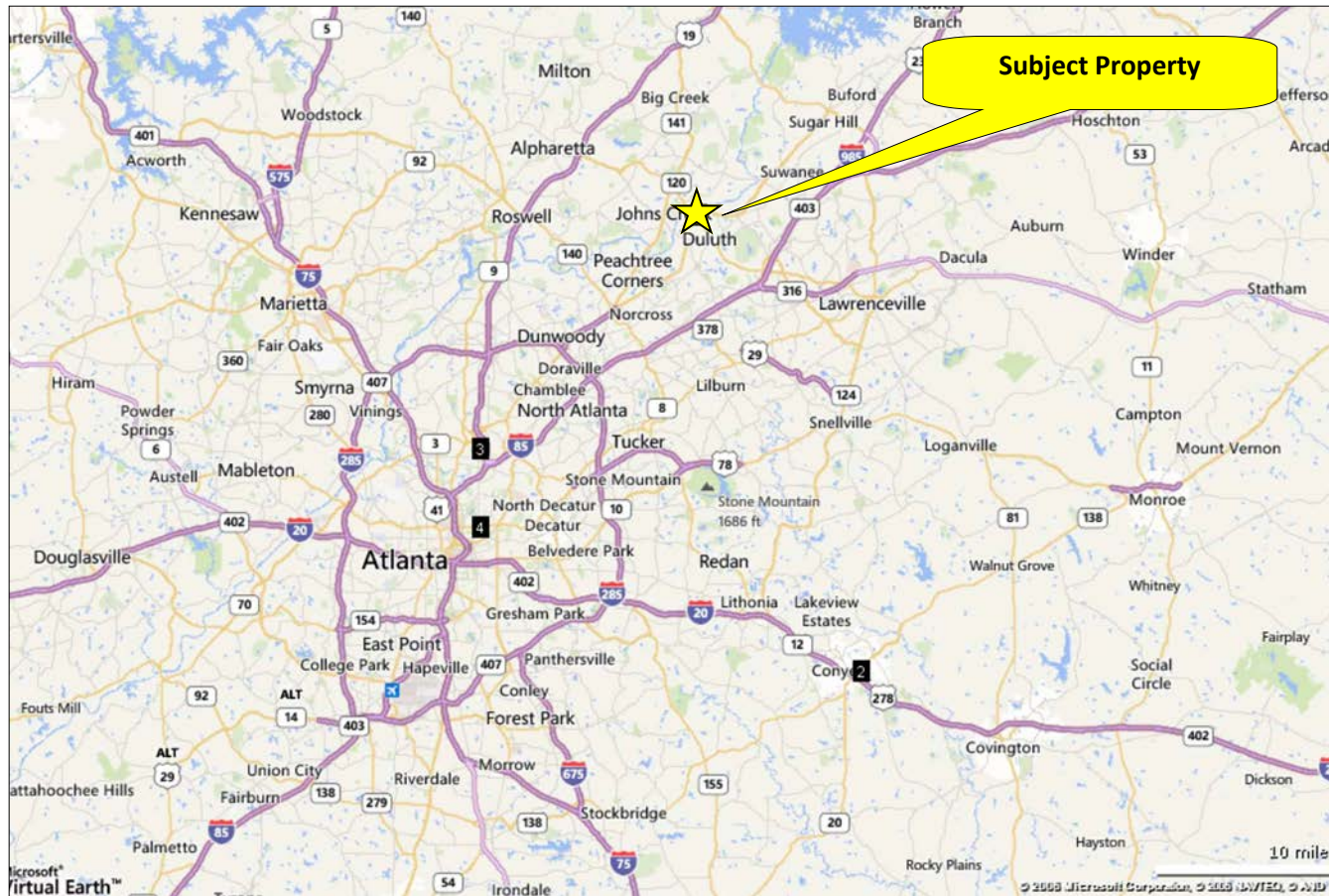
2014 Demographics (esri)	
	<b>1 mile</b>
Population	11,131
Households	3,598
Average Household Income	\$54,344
	<b>3 mile</b>
Population	99,461
Households	39,337
Average Household Income	\$80,040
	<b>5 mile</b>
Population	274,613
Households	115,566
Average Household Income	\$86,302





# Sold Comparables (1 of 2)

Full Service  
Operating Car Wash



	Street Address	Size	Sold Price	Sold Date	Price/Land	Page #
1	3105 Peachtree Industrial Boulevard, Duluth, GA 30097	+/- 6,680 sq ft	TBD	TBD		9
2	1356 Highway 138, Conyers, GA 30013	6,560 sq ft	\$2,590,000	11/25/2014	\$43.40/sq ft	9
3	2980 A NE Piedmont Road, Atlanta, GA 30305	9,872 sq ft	\$6,292,631	12/28/2012	\$148.93/sq ft	9
4	575 Ponce De Leon Avenue, Atlanta, GA 30308	9,280 sq ft	\$7,000,000	12/28/2012	\$146.08/sq ft	9



# Sold Comparables (2 of 2)

**Full Service**  
Operating Car Wash



<b>Address</b>	3105 Peachtree Industrial Boulevard Duluth, GA 30097
<b>Size</b>	+/- 6,680 sq ft +/- 1.51 acre
<b>Sold Price</b>	TBD
<b>Sold Date</b>	TBD
<b>Comments</b>	



<b>Address</b>	575 Ponce De Leon Avenue Atlanta, GA 30308
<b>Size</b>	9,280 sq ft   1.1 acre
<b>Sold Price</b>	\$7,000,000
<b>Price/Land</b>	\$146.08
<b>Sold Date</b>	12/28/2012
<b>Comments</b>	Business & Building



<b>Address</b>	1356 Highway 138 Conyers, GA 30013
<b>Size</b>	6,560 sq ft   1.37 acre
<b>Sold Price</b>	\$2,590,000
<b>Price/Land</b>	\$43.40/sq ft
<b>Sold Date</b>	11/25/2014
<b>Comments</b>	Business & Building



<b>Address</b>	2980 Piedmont Road Atlanta, GA 30305
<b>Size</b>	9,872 sq ft   .97 acre
<b>Sold Price</b>	\$6,292,631
<b>Price/Land</b>	\$148.93/sq ft
<b>Sold Date</b>	12/28/2012
<b>Comments</b>	Business & Building

## Duluth, Georgia

Gwinnett County has a current population of 808,167 as of 2009, making it the second most populated county in the state of Georgia, and expected to have explosive growth.

Gwinnett County is consistently rated among the nation's best in economic strength, the fastest-growing county in metro Atlanta the past 25 years.

Gwinnett County has a AAA bond rating. One of the Southeast's leading high-tech hubs, Gwinnett County is also a leading research and development center.



Gwinnett is home to 700 manufacturing companies, nearly 500 high-tech companies and 247 international companies.

Duluth is recognized as a model city for Gwinnett County. It is poised with a perfect blend of small businesses, entrepreneurial enterprise, major corporation and visionary developers.

As the second largest city in Gwinnett County, Duluth is noted first in financial stability throughout the State of Georgia. As a result, there are no bond ratings, and the City basks debt free.





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**Associate Broker**  
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## JENNY WESSELMANN

With more than 20 years experience in proven sales and marketing transactions, Jenny Wesselmann serves Bull Realty, Inc. as a Vice President of the National Retail Group.

Jenny is fluent in both English and Korean languages and has a Bachelor of Arts degree from Columbus University. Prior to joining Bull Realty, Inc., Jenny was a flight attendant with Korean Airlines, with further professional experience including Kellogg's, Johnson & Johnson, Cosa Liebermann, and Seagate Technology.

After relocating to the United States, Jenny worked as a freelance court interpreter in the State of Georgia before earning her Georgia real estate license. Jenny's professional relationships with Korean investors is further embellished by her knowledge of Korean culture, this resulting in effective interactions and value added transactions.

Jenny's dedication to her clients combined with her work ethic and negotiating skills are the attributes that result in successful value added transactions for her clients.

- Member, NAMAR, GAR
- Member, Atlanta Commercial Board of Realtors
- Member, AGREE
- CCIM Candidate
- Board of Director, KTF (Korean Task Force) City of Duluth
- Board of Director, DBA (Duluth Business Association)
- VP and Board of Director, KACCGA (Korean-American Chamber of Commerce)

Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage, automotive and daycare properties.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 4 years. The show is nationally syndicated on 40 radio stations and is available on [iTunes](#) and the show website [CREshow.com](#).
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.



# Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

## I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as **3105 Peachtree Industrial Boulevard**. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, or any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

## II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

## III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

Accepted and agreed to this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

### Receiving Party

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_

### Broker

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

You may return the executed agreement by fax (404) 876-7073 or email [JWesselmann@BullRealty.com](mailto:JWesselmann@BullRealty.com)

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