

FOR SALE

MILLER'S AUTO WASH | WATERFORD, MICHIGAN



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MILLER'S AUTO WASH

PROPERTY SUMMARY



Confidential listing. Do NOT approach staff

PROPERTY INFORMATION

Property Type	Conveyorized Tunnel Car Wash
Property Address	4379 Dixie Highway
City/State	Waterford, Michigan
Building Size	7,702 SF
Property Size	0.65 Acres
Tunnel Depth	130 Feet
Vacuums on site	Yes
Purchase Price	Contact Broker
Gross Sales (2022)	\$562,576.96
Expenses (2022)	\$422,213.06
Cash Flow (2022)	\$140,366.03

AREA TENANTS & DRAWS

















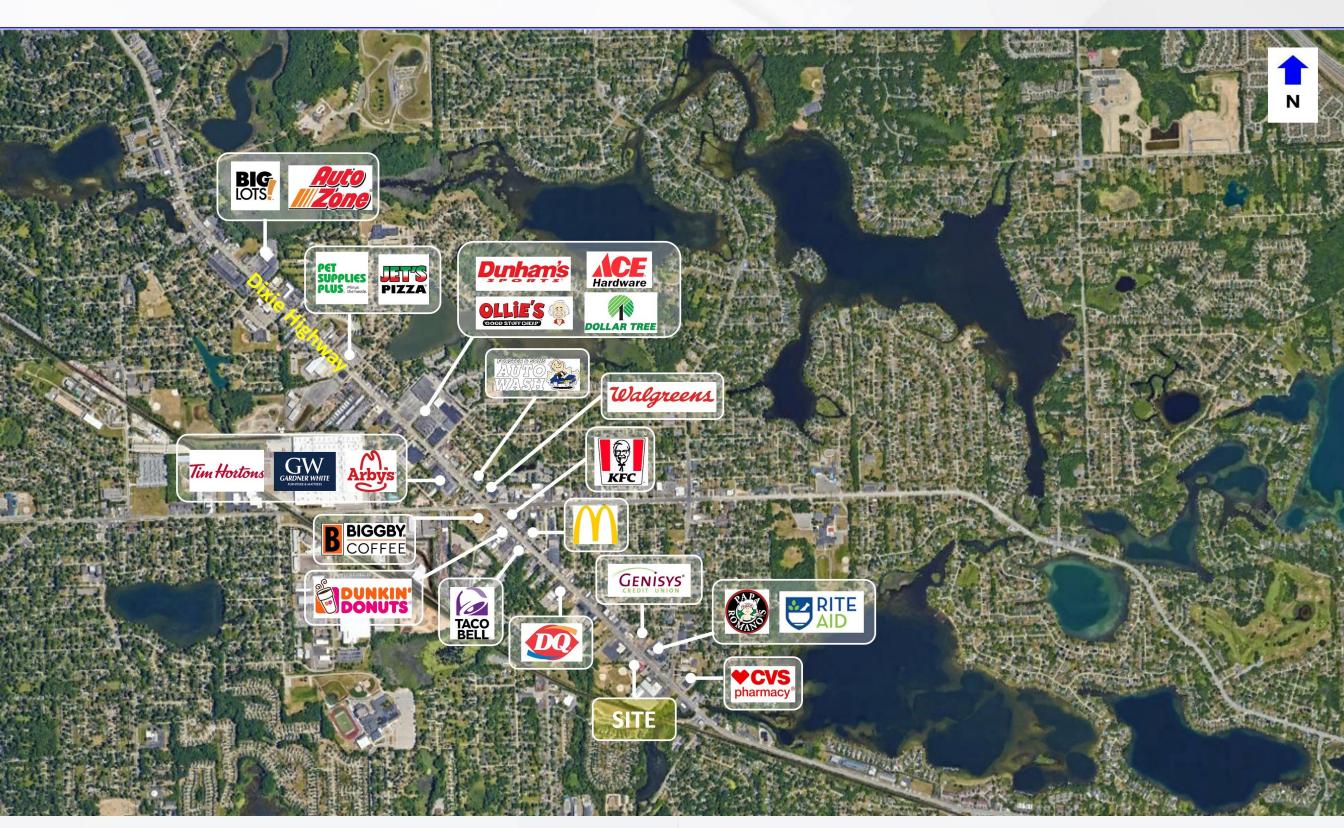


PROPERTY HIGHLIGHTS

- Miller's Auto Wash is available for sale located on Dixie highway in Waterford, MI.
- Full-service auto wash that offers detailing services, vacuuming services, including self-serve bays.
- Tremendous visibility and easily accessible from Dixie Highway.
- Subscription based model is already set in place.
- Strong traffic counts with over 20,000+ vehicles per day.

AERIAL



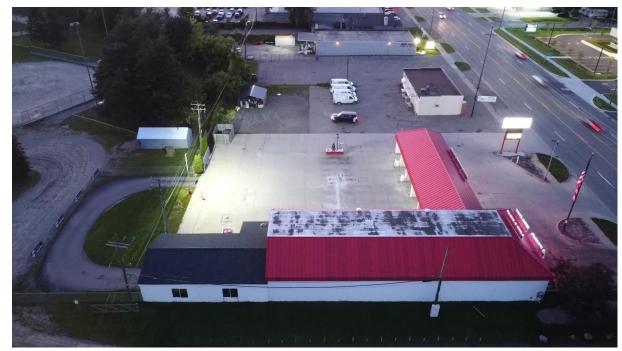












MILLER'S AUTO WASH

DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	3 MILE 5 MILE	MILE HOUSEHOLDS		3 MILE							
2010 Population	6,413	56,344	136,105	2010 Households	2,493	23,038							
2023 Population	6,297	56,798	139,675	2023 Households	2,462	23,476							
2028 Population Projection	6,266	56,792	140,112	2028 Household Projection	2,453	23,523							
Annual Growth 2010-2022	-0.10%	0.10%	0.20%	Owner Occupied Households	2,097	17,078							
Annual Growth 2022-2027	-0.10%	0.00%	0.10%	Renter Occupied Households	356	6,445							
Median Age	41.7	41.2	40.3	Avg Household Income	85,652	85,951							
Bachelor's Degree or Higher	25%	26%	27%	Median Household Income	76,273	68,258							
POPULATION BY RACE	1 MILE	3 MILE	5 MILE	INCOME	1 MILE	3 MILE							
White	5,823	50,597	114,480	\$25,000 - 50,000	455	5,323							
Black	168	3,011	15,639	\$50,000 - 75,000	462	3,938							
American Indian/Alaskan Native	40	303	859	\$75,000 - 100,000	491	3,779							
Asian	115	1,399	4,423 \$100,000 - 125,000	1,399 4,423 \$100,000 - 125,000 3	1,399 4,423 \$100,000 - 125,000 36	1,399 4,423 \$100,000 - 125,000 36	1,399 4,423 \$100,000 - 125,000 360	1,399 4,423 \$100,000 - 125,000 360	1,399 4,423 \$100,000 - 125,000 360	4,423 \$100,000 - 125,000	360	2,498	
Hawaiian & Pacific Islander	1	28	74	\$125,000 - 150,000	138	1,486							
Two or More Races	150	1,460	4,199	\$150,000 - 200,000	176	1,592							
Hispanic Origin	551	5,300	16,108	\$200,000+	91	1,384							

MILLER'S AUTO WASH

DAYTIME POPULATION



	ONE MILE			THREE MILE			FIVE MILE			
DAYTIME EMPLOYMENT	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	
Service-Producing Industries	2,725	358	8	19,746	2,055	10	53,379	5,330	10	
Trade Transportation & Utilities	592	63	9	3,460	346	10	11,083	978	11	
Information	21	5	4	212	33	6	631	97	7	
Financial Activities	161	40	4	1,078	256	4	3,275	624	5	
Professional & Business Services	472	65	7	1,642	282	6	4,099	678	6	
Education & Health Services	741	95	8	3,884	595	7	10,735	1,662	6	
Leisure & Hospitality	477	37	13	2,502	177	14	7,754	512	15	
Other Services	203	51	4	1,437	289	5	4,210	645	7	
Public Administration	58	2	29	5,531	77	72	11,592	134	87	
Goods-Producing Industries	247	41	6	1,703	244	7	4,802	523	9	
Natural Resources & Mining	0	0	-	10	2	5	22	7	3	
Construction	117	28	4	980	172	6	2,220	367	6	
Manufacturing	130	13	10	713	70	10	2,560	149	17	
Total	2,972	399	7	21,449	2,299	9	58,181	5,853	10	



EXCLUSIVELY LISTED BY:

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RETAIL LEASING
Landlord Representation
& New Project Leasing



TENANT REPRESENTATION
Site Selection &
Negotiations



INVESTMENT SALES

STNL & Multi-Tenant, MultiFamily, Carwashes, etc.



ACQUISITIONS/DISPOSITIONS
Single & Full Portfolio
Transactions



MARKET ANALYSIS

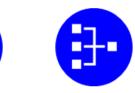
Market Research
& Site Evaluations



NATIONAL RELATIONSHIPS Retailers & Investors across the U.S.



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