

FOR SALE

MILLER'S AUTO WASH | WATERFORD, MICHIGAN



ANATOLA SESI
ASSOCIATE

ANTHONY SESI
SENIOR ASSOCIATE

anatola@cmprealestategroup.com

asesi@cmprealestategroup.com

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | www.cmprealestategroup.com

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.





POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	6,413	56,344	136,105
2023 Population	6,297	56,798	139,675
2028 Population Projection	6,266	56,792	140,112
Annual Growth 2010-2022	-0.10%	0.10%	0.20%
Annual Growth 2022-2027	-0.10%	0.00%	0.10%
Median Age	41.7	41.2	40.3
Bachelor's Degree or Higher	25%	26%	27%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	2,493	23,038	53,715
2023 Households	2,462	23,476	55,467
2028 Household Projection	2,453	23,523	55,705
Owner Occupied Households	2,097	17,078	38,507
Renter Occupied Households	356	6,445	17,198
Avg Household Income	85,652	85,951	85,921
Median Household Income	76,273	68,258	66,070

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,823	50,597	114,480
Black	168	3,011	15,639
American Indian/Alaskan Native	40	303	859
Asian	115	1,399	4,423
Hawaiian & Pacific Islander	1	28	74
Two or More Races	150	1,460	4,199
Hispanic Origin	551	5,300	16,108

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	455	5,323	12,316
\$50,000 - 75,000	462	3,938	9,573
\$75,000 - 100,000	491	3,779	7,969
\$100,000 - 125,000	360	2,498	5,686
\$125,000 - 150,000	138	1,486	3,632
\$150,000 - 200,000	176	1,592	3,561
\$200,000+	91	1,384	3,634

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	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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CONTACT US:



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(F): 248.538.9905



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