

FOR SALE

MR GOOFY'S CAR WASH | YPSILANTI, MICHIGAN



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PROPERTY INFORMATION

Property Address	1822 W Michigan Avenue
City/Township	Ypsilanti
Building Size	4,033 SF
Property Size	3.29 AC
Tunnel Length	130 Feet
Vacuums	4 On-Site
Price	\$1,000,000

DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION
409,072 PEOPLE



MEDIAN AGE
35.5 YEARS OLD



HOUSEHOLDS
161,399



CONSUMER SPENDING
\$5.4 BILLION ANNUALLY



AVG HOUSEHOLD INCOME
\$105,770/ANNUALLY



DAYTIME EMPLOYEES
241,419 EMPLOYEES

AREA TENANTS & EMPLOYERS



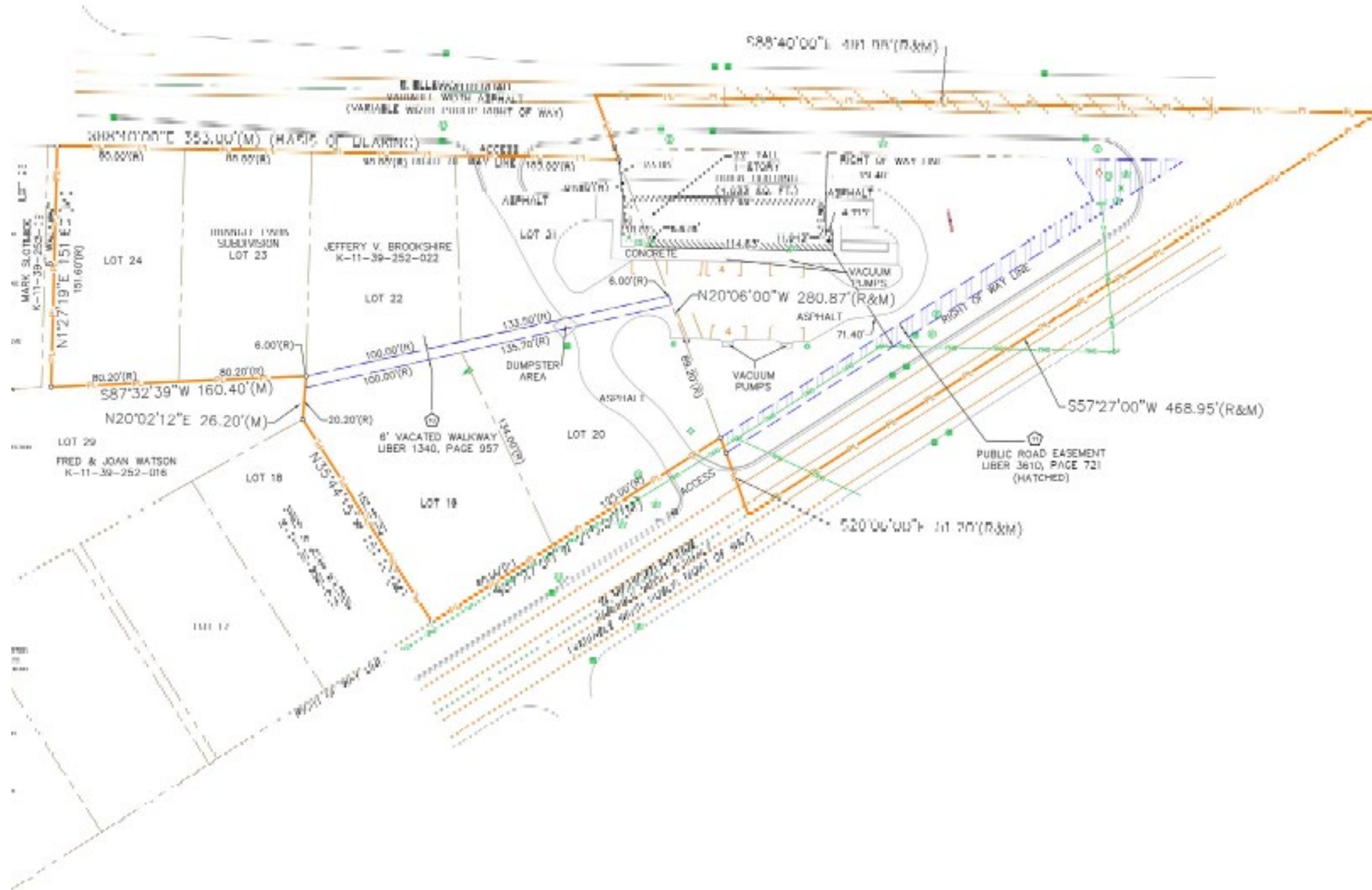
PROPERTY HIGHLIGHTS

- Excellent Opportunity to acquire Mr. Goofy's Car Wash, an established single express site in Ypsilanti, MI.
- Situated less than one mile from the Michigan Ave exit of I-94 with over 100,000 VPD.
- Great accessibility from both Michigan Ave and Ellsworth Rd.
- This property comes with vacant land adjacent to the Car Wash providing opportunity for additional development.
- Mr. Goofy's Car Wash is located minutes from both Eastern Michigan University and University of Michigan's Ann Arbor Campus with 13,000 and 52,000 students, respectively.

MR GOOFY'S CAR WASH

PICTURE





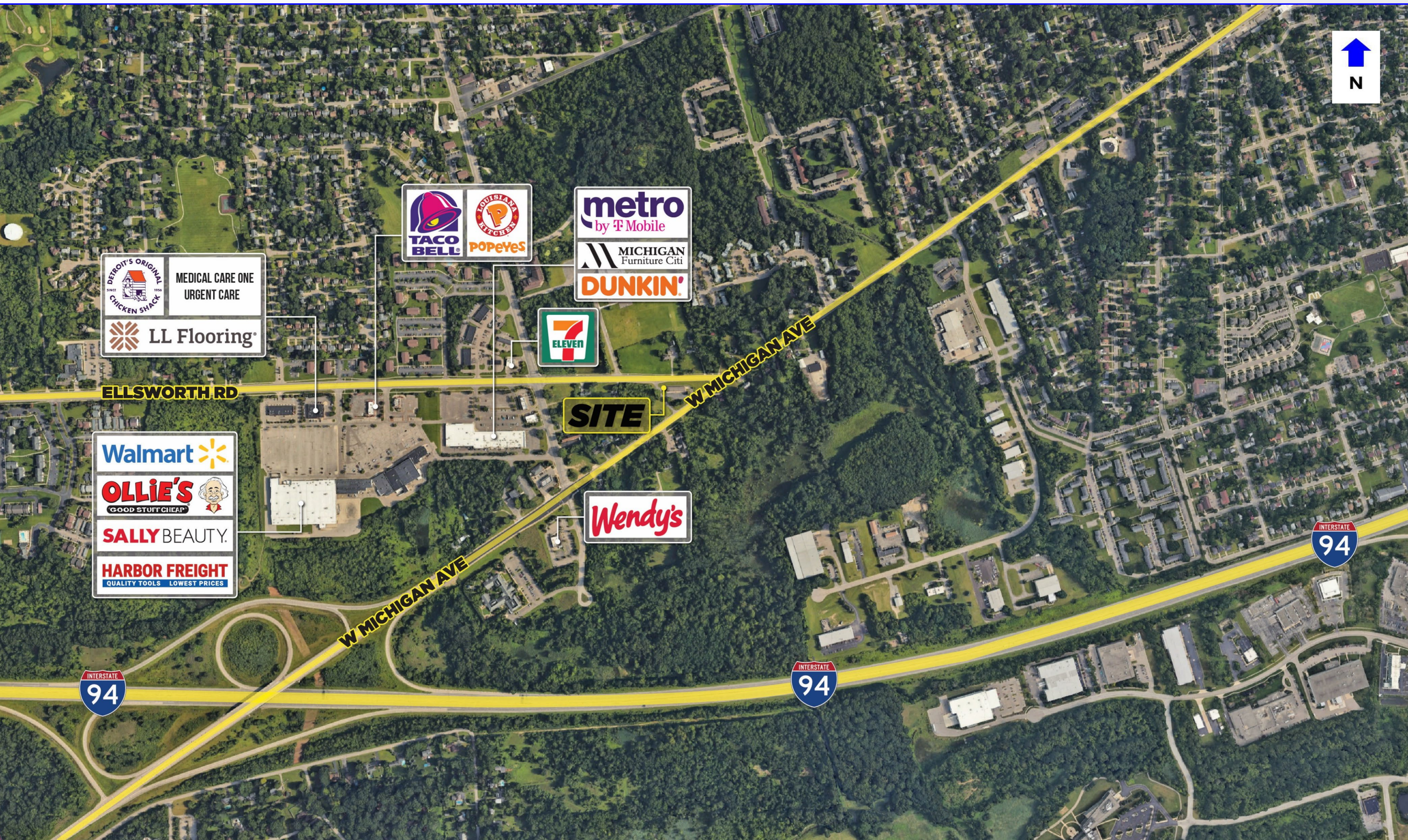
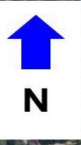
MR GOOFY'S CAR WASH

AERIAL (1)



MR GOOFY'S CAR WASH

AERIAL (2)



POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	38,002	118,983	381,073
2024 Population	39,413	125,246	409,072
2029 Population Projection	39,192	125,135	413,110
Annual Growth 2020-2024	0.30%	0.40%	0.60%
Annual Growth 2024-2029	-0.10%	0.00%	0.20%
Median Age	32.6	34.2	35.5
Bachelor's Degree or Higher	33%	38%	51%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	24,258	76,395	281,907
Black	11,764	33,826	61,192
American Indian/Alaskan Native	228	684	1,686
Asian	1,140	7,906	48,233
Hawaiian & Pacific Islander	20	83	183
Two or More Races	2,003	6,351	15,871
Hispanic Origin	2,473	8,196	21,581

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	15,679	48,908	150,998
2024 Households	16,161	51,473	161,399
2029 Household Projection	16,084	51,455	162,891
Owner Occupied Households	7,122	28,272	99,736
Renter Occupied Households	8,961	23,184	63,155
Avg Household Income	\$63,673	\$83,340	\$105,770
Median Household Income	\$48,354	\$61,982	\$76,997

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	3,964	11,262	26,711
\$50,000 - 75,000	3,032	10,322	27,694
\$75,000 - 100,000	1,833	6,528	18,655
\$100,000 - 125,000	1,238	4,926	15,965
\$125,000 - 150,000	748	2,997	12,152
\$150,000 - 200,000	527	2,562	15,241
\$200,000+	473	3,599	20,176

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	12,198	1,581	8	45,214	5,193	9	222,935	20,414	11
Trade Transportation & Utilities	1,234	196	6	6,705	562	12	24,973	2,004	12
Information	374	30	12	735	76	10	7,314	404	18
Financial Activities	707	169	4	2,115	434	5	9,912	1,720	6
Professional & Business Services	1,101	167	7	3,657	480	8	19,211	2,361	8
Education & Health Services	4,862	568	9	22,596	2,664	8	122,572	10,578	12
Leisure & Hospitality	2,219	147	15	5,740	364	16	22,533	1,401	16
Other Services	1,135	263	4	2,226	526	4	9,981	1,632	6
Public Administration	566	41	14	1,440	87	17	6,439	314	21
Goods-Producing Industries	3,702	89	42	6,141	289	21	18,484	1,103	17
Natural Resources & Mining	9	3	3	39	7	6	312	34	9
Construction	173	47	4	808	182	4	4,147	680	6
Manufacturing	3,520	39	90	5,294	100	53	14,025	389	36
Total	15,900	1,670	10	51,355	5,482	9	241,419	21,517	11

EXCLUSIVELY LISTED BY:

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