

FOR SALE

MONROE CAR WASH | MONROE, MICHIGAN



LANCE NUMAN
ASSOCIATE

NICHOLAS SHABA
ASSOCIATE

lnuman@cmprealestategroup.com

nshaba@cmprealestategroup.com

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

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	1510 W 7 th Street
City/Township	Monroe
Building Size	3,288 SF
Land Size	0.78 AC
Zoning	C2
Sales Price	Contact Broker
Parking	18 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 52,167 PEOPLE	 MEDIAN AGE 41.8 YEARS OLD
 HOUSEHOLDS 21,324	 CONSUMER SPENDING \$601.8 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$60,696/ANNUALLY	 DAYTIME POPULATION 23,911 PEOPLE

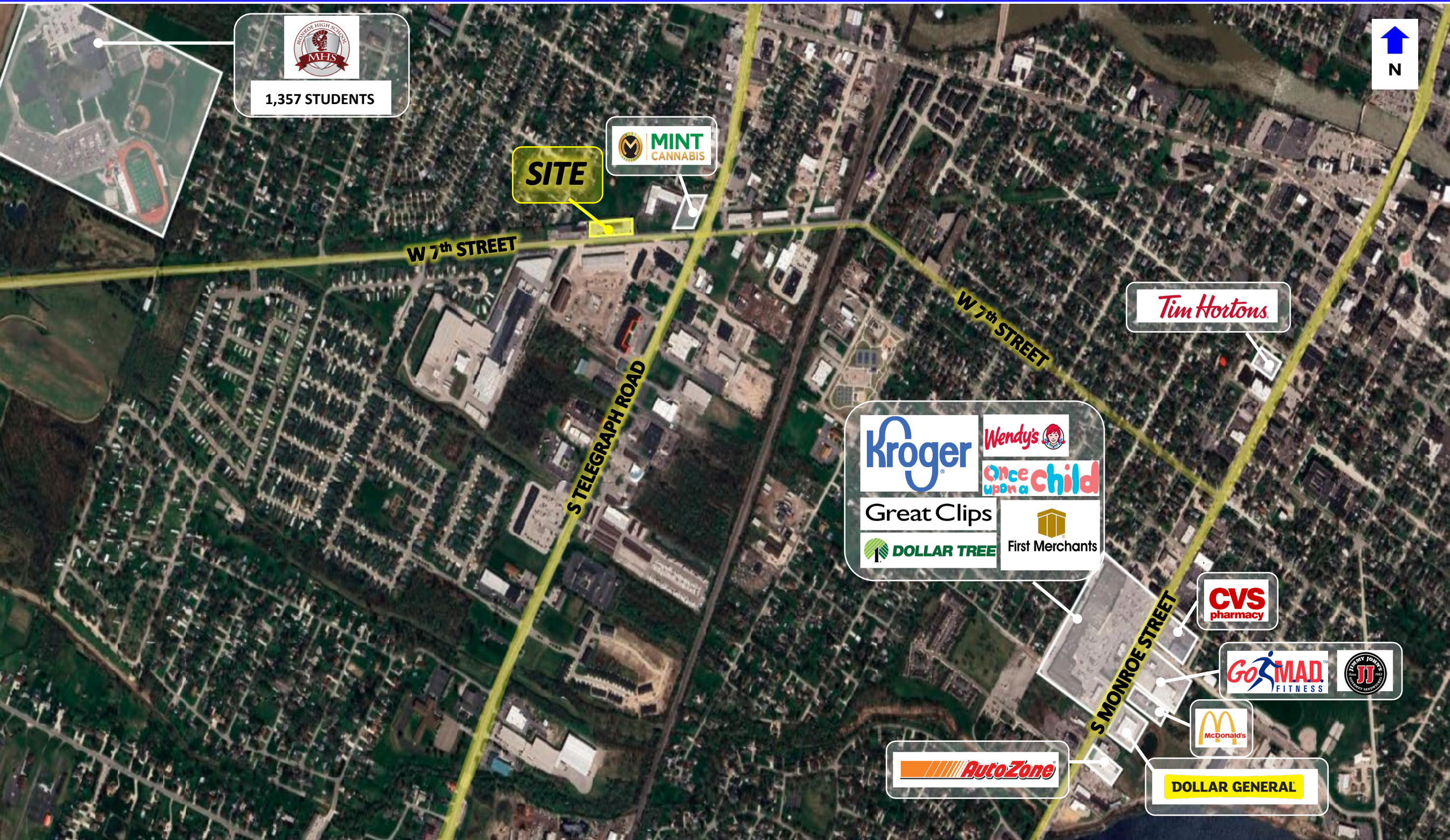
AREA TENANTS & EMPLOYERS




PROPERTY HIGHLIGHTS

- Excellent Opportunity to acquire a self-service car wash.
- Site is located on W 7th Street just West of Telegraph.
- The wash includes 7 self-service bays and 1 touchless bay.
- Great passive income for someone looking to get into the car wash business.
- Plenty of room for upside and can upgrade equipment, renovate and get into monthly subscription for the touchless bay.






1,357 STUDENTS

SITE


MINT
CANNABIS

W 7th STREET

W 7th STREET

S TELEGRAPH ROAD

Tim Hortons

S MONROE STREET







DOLLAR GENERAL

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	11,042	40,279	50,967
2024 Population	11,676	41,052	52,167
2029 Population Projection	11,934	41,682	53,011
Annual Growth 2020-2024	1.4%	0.5%	0.6%
Annual Growth 2024-2029	0.4%	0.3%	0.3%
Median Age	39.2	41	41.8
Bachelor's Degree or Higher	12%	18%	19%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	10,062	35,125	44,947
Black	204	1,049	1,122
American Indian/Alaskan Native	19	62	76
Asian	13	98	115
Hawaiian & Pacific Islander	9	22	26
Two or More Races	1,370	4,696	5,880
Hispanic Origin	657	2,202	2,917

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	4,700	16,663	20,898
2024 Households	4,939	16,930	21,324
2029 Household Projection	5,042	17,177	21,652
Owner Occupied Households	1.2%	0.4%	0.4%
Renter Occupied Households	1,857	6,252	7,056
Avg Household Income	\$58,279	\$69,943	\$74,389
Median Household Income	\$48,199	\$56,260	\$60,696

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,150	3,770	4,504
\$50,000 - 75,000	1,199	3,282	4,361
\$75,000 - 100,000	447	2,223	2,952
\$100,000 - 125,000	364	1,477	1,828
\$125,000 - 150,000	110	578	892
\$150,000 - 200,000	253	1,095	1,596
\$200,000+	27	503	721

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	3,349	379	9	18,891	2,269	8	20,937	2,520	8
Trade Transportation & Utilities	381	59	6	3,528	309	11	3,995	354	11
Information	50	4	13	518	41	13	547	44	12
Financial Activities	250	50	5	1,234	222	6	1,311	245	5
Professional & Business Services	395	45	9	1,233	221	6	1,488	259	6
Education & Health Services	910	111	8	6,412	971	7	6,755	1,012	7
Leisure & Hospitality	392	22	18	2,323	138	17	2,884	180	16
Other Services	496	72	7	1,684	267	6	1,905	314	6
Public Administration	475	16	30	1,959	100	20	2,052	112	18
Goods-Producing Industries	598	37	16	2,035	124	16	2,974	180	17
Natural Resources & Mining	0	0	-	4	1	4	23	8	3
Construction	240	26	9	531	77	7	1,146	111	10
Manufacturing	358	11	33	1,500	46	33	1,805	61	30
Total	3,947	416	9	20,926	2,393	9	23,911	2,700	9

EXCLUSIVELY LISTED BY:

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CONTACT US:



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(F): 248.538.9905



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*Landlord Representation
& New Project Leasing*



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*Site Selection &
Negotiations*



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*STNL & Multi-Tenant, Multi-
Family, Carwashes, etc.*



ACQUISITIONS/DISPOSITIONS
*Single & Full Portfolio
Transactions*



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*Market Research
& Site Evaluations*



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TEAMWORK
*Innovative
Solutions*



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across the U.S.*