



Car Wash Investment Portfolio

1.03 +/- Acres | Barrow County, GA | \$1,901,670



ADDRESS

78 W Athens Street
Winder, GA 30680

LOCATION

Winder, GA

Monroe, GA

PROPERTY SUMMARY

Prime turn-key investment car wash opportunity in Winder and Monroe, GA. These car washes are comprised of 6 self-serve bays and 1 touch-free in-bay automatic each, along with 5/6 vacuums in Monroe/Winder, respectively. Both cities have seen significant population growth (Winder - 11.9% and Monroe - 8.0%) since 2020 and continue to expand rapidly with massive residential and commercial construction currently taking place. Real estate appraised for \$1,075,000 in 2022 and have appreciated as markets have grown since. The car washes are centrally located in each city in highly visible and heavily traveled areas. These properties saw renovations and user upgrades in 2022-2024. Value-add opportunity exists at both locations.

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