

**FOR SALE: \$1,250,000**  
**CLASSIC CAR WASH**  
**6099 WINCHESTER PIKE**  
**CANAL WINCHESTER, OH 43110**



## PROPERTY FEATURES

- Sale Includes 3 automatic bays and 4 self-serve bays
- Includes 2 pet wash areas, credit card systems in all bays
- High revenue generating with many recent upgrades.
- 6 vacuum/fragrance machines.
- 20 camera security system
- Easy access off the freeway route 33

FOR ADDITIONAL INFORMATION CONTACT:  
BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT. 12  
FAX: 614-559-3390  
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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LOCATION: Near interchange Route 33

COUNTY: Franklin

BUILDING SF: 4,997

ACREAGE: 1.47

YEAR BUILT: 2005

TRAFFIC COUNT :

21,257 cars per day at Winchester Pike & Gender Rd

LIST PRICE: \$1,250,000

TAXES: \$13,649

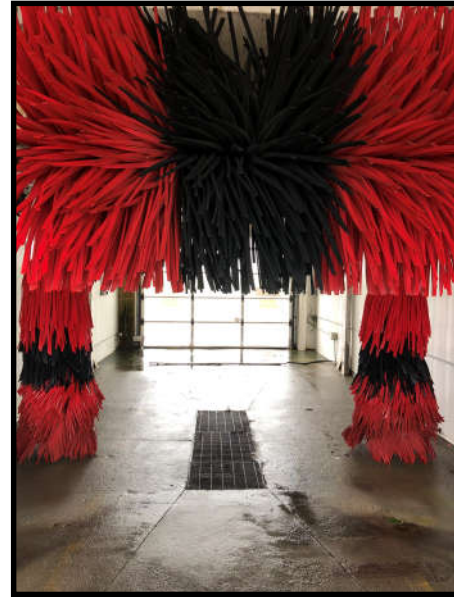
ZONING: Car Wash

DRIVE-IN DOORS: 7

BEST CORPORATE REAL ESTATE  
JAMES MANGAS, CCIM  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALSTATE.COM  
PHONE: 614-559-3350 EXT 15  
CELL: 614-570-9488  
FAX: 614-559-3390  
EMAIL: JMANGAS@BESTCORPORATEREALSTATE.COM



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## Additional Features

- Brand new Belanger Cube automatic system with dryers.
- Entrance has automatic sliding doors.
- Touchless Automatic with dryer
- Triple foam in self-serve bays.
- Heated concrete floors throughout .
- Credit card systems in all the bays .
- 20 Camera security system .
- Vibration tamper alarm system .

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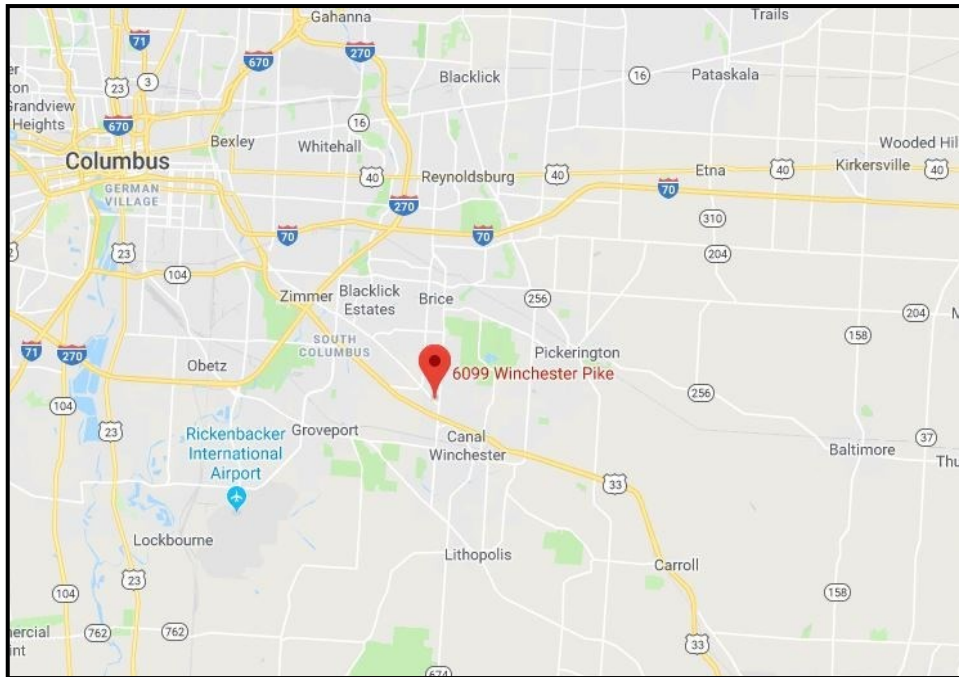
## Additional Photos



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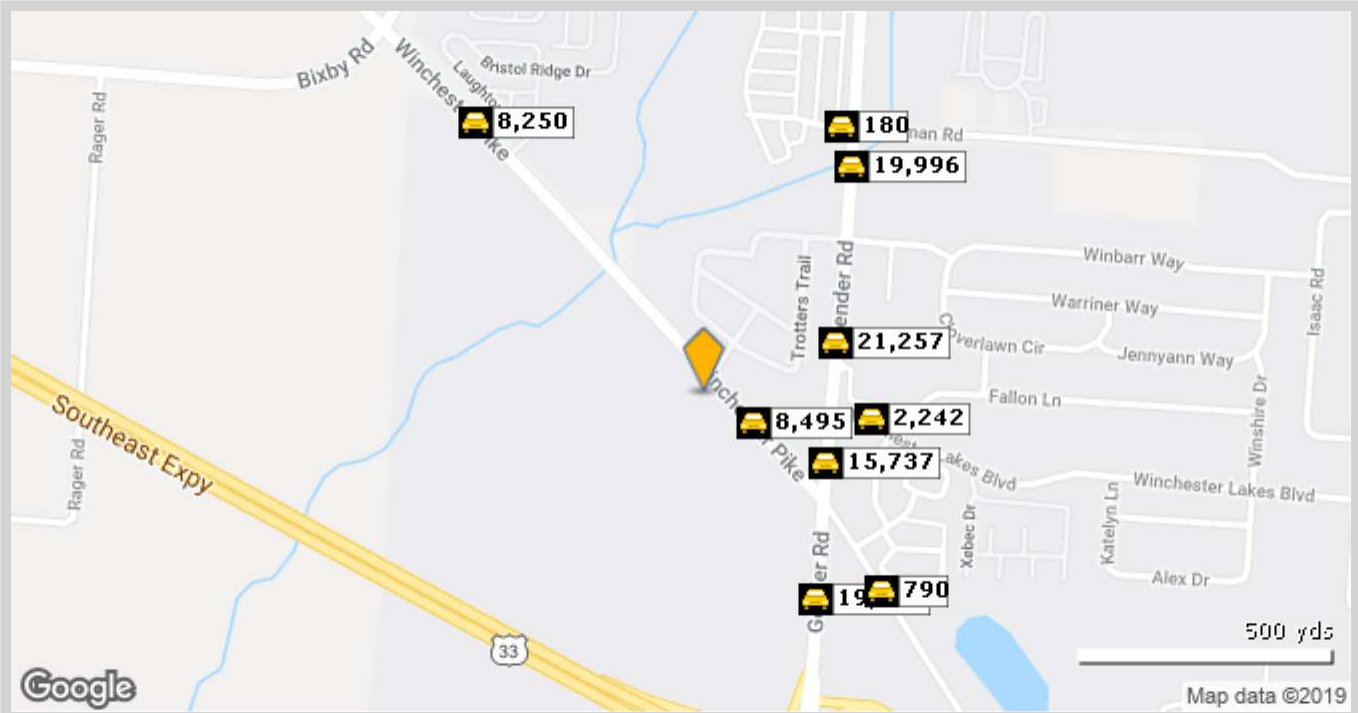
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# Traffic Count Report

6099 Winchester Pike, Canal Winchester, OH 43110

Building Type: Specialty  
 Class: -  
 R/A: 4,997 SF  
 Typical Floor: 3,781 SF  
 Total Available: 0 SF  
 Leased: 100  
 Rent/SF/Yr: -



Street	Cross Street	Cross Street Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Winchester Pike	Schirm Farms Way	0.06 NW	2018	8,288	PSI	.07
2 Winchester Pike	Schirm Farms Way	0.06 NW	2017	8,495	PSI	.07
3 Gender Rd	Winchester Pike	0.04 S	2018	15,737	PSI	.16
4 Gender Rd	Winchester Lakes Blvd	0.08 S	2018	21,257	PSI	.17
5 Winchester Lakes Blvd	Fallon Ln	0.03 SE	2018	2,242	PSI	.20
6 Gender Rd	Winchester Pike	0.11 N	2018	19,017	PSI	.27
7 Winchester Pike	Gender Rd	0.12 NW	2018	790	PSI	.30
8 Gender Rd	Lehman Rd	0.05 N	2018	19,996	PSI	.31
9 Lehman Rd	Blanchard Dr	0.01 W	2018	180	PSI	.35
10 Winchester Pike	Bixby Rd	0.04 NW	2018	8,250	PSI	.40



# Demographic Summary Report

6099 Winchester Pike, Canal Winchester, OH 43110

**Building Type:** Specialty  
**Class:** -  
**Rentable Area:** 4,997 SF  
**Typical Floor:** 3,781 SF

**Total Available:** 0 SF  
 Leased: 100%  
**Rent/SF/Yr:** -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	8,221	33,148	120,216
2019 Estimate	7,671	31,266	114,031
2010 Census	6,359	27,804	103,607
Growth 2019 - 2024	7.17%	6.02%	5.42%
Growth 2010 - 2019	20.63%	12.45%	10.06%
<b>2019 Population by Hispanic Origin</b>			
2019 Population	7,671	31,266	114,031
White	4,495 58.60%	21,522 68.84%	71,561 62.76%
Black	2,577 33.59%	7,752 24.79%	34,876 30.58%
Am. Indian & Alaskan	11 0.14%	68 0.22%	299 0.26%
Asian	196 2.56%	771 2.47%	3,070 2.69%
Hawaiian & Pacific Island	1 0.01%	7 0.02%	54 0.05%
Other	391 5.10%	1,145 3.66%	4,173 3.66%
U.S. Armed Forces	7	44	121
<b>Households</b>			
2024 Projection	2,893	12,745	45,744
2019 Estimate	2,708	12,041	43,322
2010 Census	2,296	10,852	39,109
Growth 2019 - 2024	6.83%	5.85%	5.59%
Growth 2010 - 2019	17.94%	10.96%	10.77%
Owner Occupied	1,510 55.76%	7,526 62.50%	26,196 60.47%
Renter Occupied	1,199 44.28%	4,516 37.51%	17,125 39.53%
<b>2019 Households by HH Income</b>			
Income: < \$25,000	301 11.11%	1,367 11.35%	7,037 16.24%
Income: \$25,000 - \$50,000	516 19.05%	2,443 20.29%	10,386 23.97%
Income: \$50,000 - \$75,000	748 27.61%	2,984 24.78%	8,798 20.31%
Income: \$75,000 - \$100,000	795 29.35%	2,725 22.63%	7,522 17.36%
Income: \$100,000 - \$125,000	157 5.80%	1,197 9.94%	4,389 10.13%
Income: \$125,000 - \$150,000	41 1.51%	416 3.45%	2,319 5.35%
Income: \$150,000 - \$200,000	150 5.54%	685 5.69%	2,138 4.94%
Income: \$200,000+	1 0.04%	225 1.87%	733 1.69%
2019 Avg Household Income	\$69,729	\$76,387	\$71,669
2019 Med Household Income	\$67,086	\$68,313	\$61,106



# COLUMBUS OHIO REGIONAL OVERVIEW



Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14<sup>th</sup> largest city in the United States and the 2<sup>nd</sup> largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. There are many Fortune 1000 companies headquartered in the region: American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. Market Watch named Columbus as the 7<sup>th</sup> best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

## Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual Arts & Music Organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

Source: Columbus Chamber of Commerce

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