SELF-SERVE CAR WASH
HIGH VISIBILITY – CAR WASH – HIGHWAY 78
801 W NORTH 5th ST. SUMMERVILLE, SC
Keller Williams Commercial – Mount Pleasant/ Charleston is pleased to offer this Exclusive Listing for 100 Boone Hill PKWY. Summerville, SC, a income producing Car Spa.

This Offering Memorandum has been prepared by KW Commercial of South Carolina (“Broker”) and is being furnished to you solely for the purpose of your review of the subject property.

KW Commercial South Carolina is the exclusive Listing Broker. By accepting this Offering Memorandum, you willfully agree that all information contained within the Offering Memorandum is confidential.

Information provided may be reliable, however it is not guaranteed. Broker makes no representations or warranties surrounding the information contained herein. You should verify all information with respective third party professionals, including but not limited to your accountant and your attorney. You agree to hold Broker harmless surrounding the subject property.

The Offering Memorandum does not constitute an offer to accept any proposal but is merely a solicitation with respect to the subject offering described within the Offering Memorandum.
**OVERVIEW**

**HIGH VISIBILITY LOCATION WITH SOFT CORNER**
801 W NORTH 5th ST. SUMMERVILLE, SC

**Purchase Price:**
$350,000

**Investment Summary**
KW Commercial – Charleston is pleased to offer for sale to qualified investors a self-service car wash. This Investment is poised for added value and future development of this location and adding a second CAR SPA that is currently in operation, located at the corner of 100 BOONE HILL PKWY.

The property is located in close proximity to multiple national and regional operators.

The two locations are less than 10 minute drive and 5 miles from each other. This makes the operation easier for an investor or owner looking for passive cash flowing properties. Properties are offered together for $700,000.

**Highlights**

*Positive Cash Flowing Business*
Great investment property for absentee owner looking for passive income.

*Centralized Location:*
Located Near the major arteries of Summerville in Dorchester County. The area is well established with dense population and surrounding rooftops.
OVERVIEW
HIGH VISIBILITY LOCATION WITH HARD CORNERS
801 W NORTH 5th ST. SUMMERVILLE, SC

Improvements:
- 5 Stall Covered Wash Bays
- 4 Vacuum Stations
- 1 Office/Storage Room

Structure: 2270 sf
Cinder Block
Steal Roof

City: Summerville
County: Dorchester County

Year Built: 1990/ Tax Records

Zoning: B-3 – General Business

Land Use:
Car Wash

Drainage System:
City Sewer

Traffic Counts: 17,000 +/-

Site: .3 ACRES TOTAL
Frontage: 190’
SITE PHOTOGRAPHS

HIGH VISIBILITY LOCATION

801 W NORTH 5th ST. SUMMERVILLE, SC
The announcement to the Charleston Area of manufacturing plants such as, Boeing and Volvo have had a major impact. The support systems for these plants and additional strong employers,

Dorchester County boasts award winning school districts and one of the longest free flowing black water rivers in North America. Dorchester County’s natural beauty and unwavering sense of community is what makes it the best county in South Carolina to build a business and raise a family. Dorchester County has seen strong growth in population, with additional new home construction. These factors have provided a foundation for strong growth in wage and population trends. This trend has provided historical low vacancy rates for all retail centers and office structures. These market statistics provide an exceptional opportunity to hold this area stable presently and in the future.
Summerville

The center of Summerville is in southeastern Dorchester County, the town extends northeast into Berkeley and Charleston counties. It is bordered to the east by the town of Lincolnville and to the southeast by the city of North Charleston. The Summerville town limits extend south as far as the Ashley River next to Old Fort Dorchester State Historical Park.

U.S. Route 78 passes near the center of Summerville, leading southeast 24 miles (39 km) to downtown Charleston and northwest 29 miles (47 km) to Interstate 95 at St. George. Interstate 26 leads through the northeast corner of Summerville with access from Exit 199, leading southeast to Charleston and northwest 90 miles (140 km) to Columbia.

Dorchester County

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## DEMOGRAPHICS

**HIGH VISIBILITY LOCATION**

801 W NORTH 5th ST. SUMMERVILLE, SC

### People

<table>
<thead>
<tr>
<th>Population</th>
<th>Dorchester County</th>
<th>Summerville</th>
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<tbody>
<tr>
<td>Population estimates, July 1, 2017, (V2017)</td>
<td>NA</td>
<td>NA</td>
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<td>Population estimates, July 1, 2016, (V2016)</td>
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<td>Population estimates base, April 1, 2010, (V2017)</td>
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<td>Population estimates base, April 1, 2010, (V2016)</td>
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<td>Population, Census, April 1, 2010</td>
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