



| 525 CLOUGH PIKE | |
|-----------------|--|
| Address | 525 Clough Pike Cincinnati, OH 45244 |
| Number of Bays | Six (6) bays total One (1) Touchless Auto Bay Five (5) Self Serve Bays |
| Year Built | 1989 |
| Total SF | 2,990 SF |
| Acreage | 0.99 acres |
| Traffic Count | 12,569 Cars per Day |
| County | Clermont County |
| Municipality | Union Township |
| Zoning | B-1 Business |
| Equipment | All FF&E included |



| 635 OLD SR 74 | |
|----------------|--|
| Address | 635 Old SR 74 Cincinnati, OH 45244 |
| Number of Bays | Six (6) bays total One (1) Touchless Auto Bay Five (5) Self Serve Bays |
| Year Built | 1985 |
| Total SF | 2,750 SF |
| Acreage | 0.73 acres |
| Traffic Count | 12,837 Cars per Day |
| County | Clermont County |
| Municipality | Union Township |
| Zoning | B-1 Business |
| Equipment | All FF&E included |



| 1365 OHIO PIKE | |
|----------------|---|
| Address | 1365 Ohio Pike (SR 125) Amelia, OH 45102 |
| Number of Bays | Five (5) bays total Two (2) Automatic Bays Three (3) Self-Serve Bays |
| Year Built | 1997 |
| Total SF | 2,366 SF |
| Acreage | 0.758 acres |
| Traffic Count | 28,201 Cars per Day |
| County | Clermont County |
| Municipality | Pierce Township |
| Zoning | GB - General Business |
| Equipment | All FF&E included |

| OFFERING DETAILS | |
|---------------------|--|
| Sale Price | \$1,500,000 |
| Property Financials | Available upon signing NDA |
| Offering Details | * Includes Land, Building, and Business Value * Each location offers excellent access & visibility * Attractive demographics & traffic counts * Offered well below replacement cost |

| PROPERTY HIGHLIGHTS | |
|--|--|
| * Located in close proximity to residential and other high-traffic retail | |
| * Winterized for year round washes featuring heated concrete floors & boiler | |
| * Ancillary revenue from vending & vacuum stations | |
| * Value-Add potential with equipment & technology upgrades | |
| * Experienced operators can realize cost savings | |
| * Current owner lost a key employee and cannot self-manage | |

BROKER CONTACT

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525 CLOUGH PIKE

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| Address | 525 Clough Pike Cincinnati, OH 45244 |
| Number of Bays | Six (6) bays total One (1) Touchless Auto Bay Five (5) Self Serve Bays |
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| Total SF | 2,990 SF |
| Acreage | 0.99 acres |
| Traffic Count | 12,569 Cars per Day |

DEMOGRAPHIC INFO

| Description | 1 Mile | 3 Mile | 5 Mile |
|----------------------|-----------|-----------|-----------|
| Total Population | 9,617 | 59,603 | 119,692 |
| Number of Households | 3,835 | 23,733 | 47,911 |
| Median HH Income | \$69,227 | \$72,595 | \$76,112 |
| Median Home Value | \$169,971 | \$195,322 | \$204,947 |
| Median Age | 39.8 | 40.3 | 40.0 |



| | |
|----------------------|--|
| 635 OLD SR 74 | |
| Address | 635 Old SR 74 Cincinnati, OH 45244 |
| Number of Bays | Six (6) bays total One (1) Touchless Automatic Five (5) Self Serve |
| Year Built | 1985 |
| Total SF | 2,750 SF |
| Acreage | 0.73 acres |
| Traffic Count | 12,837 Cars per Day |

| DEMOGRAPHIC INFO | | | |
|-------------------------|-----------|-----------|-----------|
| Description | 1 Mile | 3 Mile | 5 Mile |
| Total Population | 6,276 | 54,057 | 113,900 |
| Number of Households | 2,694 | 20,176 | 45,170 |
| Median HH Income | \$51,542 | \$71,641 | \$76,268 |
| Median Home Value | \$140,692 | \$190,189 | \$209,263 |
| Median Age | 37.8 | 38.8 | 40.3 |

CAR WASH PORTFOLIO | THREE (3) EASTSIDE LOCATIONS
TURNKEY INVESTMENT SALE | CINCINNATI, OH

FOR SALE



| | |
|-----------------------|---|
| 1365 OHIO PIKE | |
| Address | 1365 Ohio Pike (SR 125) Amelia, OH 45102 |
| Number of Bays | Five (5) bays total Two (2) Automatic Bays Three (3) Self-Serve Bays |
| Year Built | 1997 |
| Total SF | 2,366 SF |
| Acreage | 0.758 acres |
| Traffic Count | 28,201 Cars per Day |

| DEMOGRAPHIC INFO | | | |
|-------------------------|-----------|-----------|-----------|
| Description | 1 Mile | 3 Mile | 5 Mile |
| Total Population | 7,240 | 31,165 | 74,989 |
| Number of Households | 2,905 | 12,188 | 29,616 |
| Median HH Income | \$64,705 | \$67,338 | \$64,071 |
| Median Home Value | \$171,611 | \$178,333 | \$177,077 |
| Median Age | 38.2 | 37.5 | 37.9 |

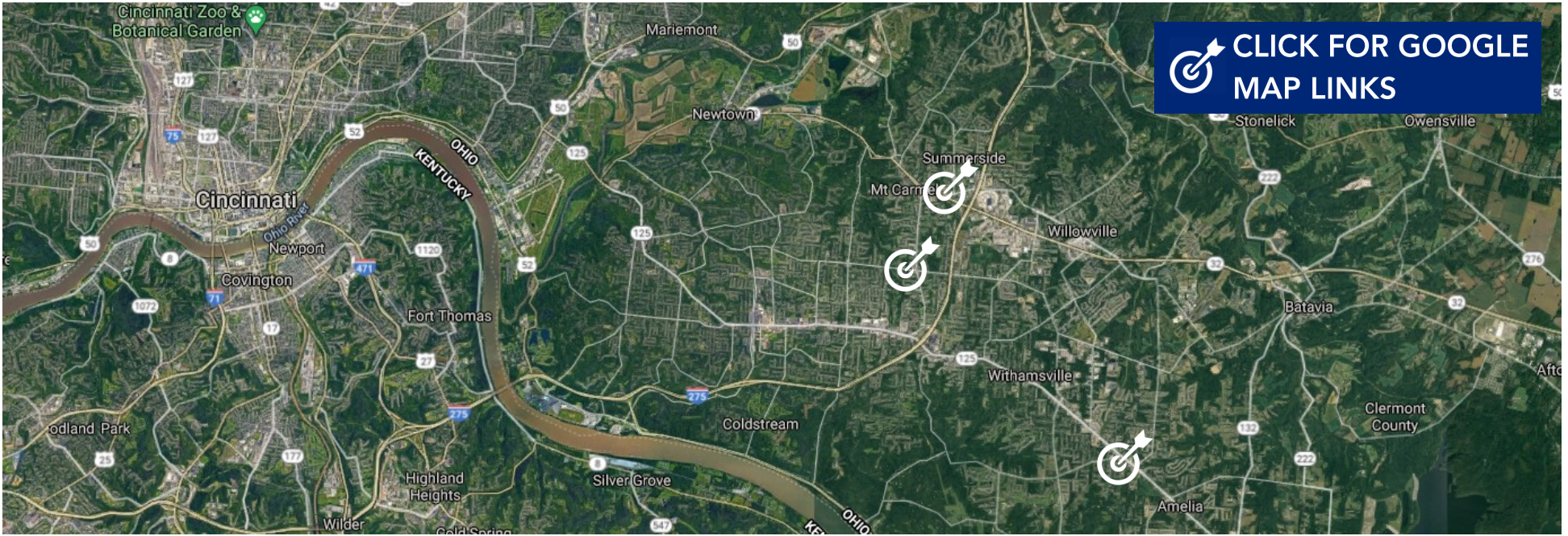


**COLDWELL
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COMMERCIAL**
RELIANT REALTY

CAR WASH PORTFOLIO | THREE (3) EASTSIDE LOCATIONS

TURNKEY INVESTMENT SALE | CINCINNATI, OH

FOR SALE



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