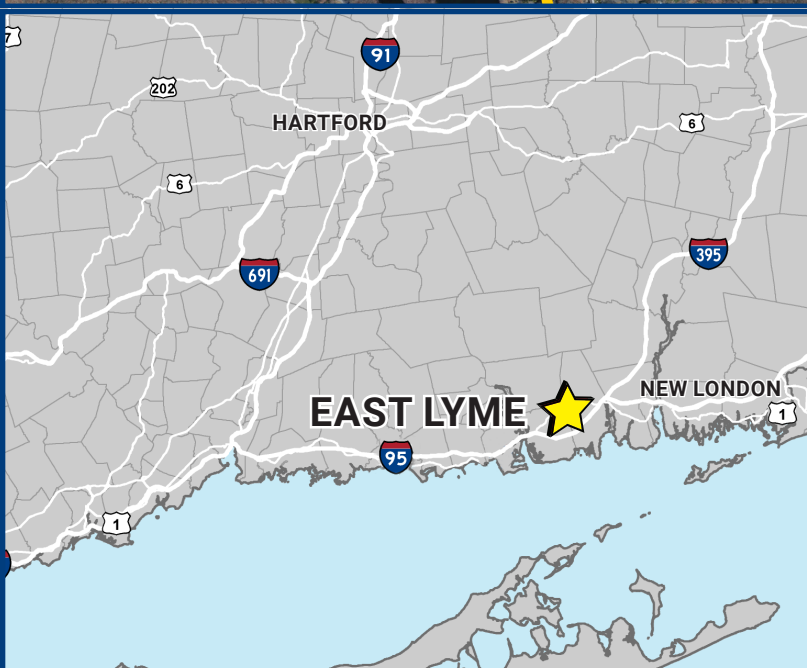


INVESTORS / BUSINESS OWNERS: TAKE NOTE

230 Flanders Road • East Lyme, CT 06333



Highlights:

- Very lucrative business with near passive income.
- Functioning successfully for more than ten years.
- Two locations: East Lyme and Norwich; Buy one or both.
- Great location on traffic lighted intersection.
- Income and expenses available upon request.

INVESTORS / BUSINESS OWNERS: TAKE NOTE

230 Flanders Road • East Lyme, CT 06333



Property Profile:

Lot Size:	1.35 AC
Asking Price:	\$1,725,000
Construction Status:	Existing
Year Built:	1994
Space Description:	Very active Car Wash business, extremely well-maintained.

Trade Area:

	1 - Mile	3 - Mile	5 - Mile
Total Population	2,126	17,795	39,462
Total Households	918	7,098	15,553
Med. HH Income	\$97,444	\$88,242	\$80,332
Owner Occ. Housing	677	5,464	11,759
Renter Occ. Housing	241	1,634	3,794
Total Businesses	224	771	1,802
Total Employees	1,992	7,274	21,450

For More Information Contact:

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