

6605 WEST CHANDLER

Chandler, AZ

TURNKEY CARWASH AVAILABLE FOR SALE

Motivated Seller - \$899,000.00



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- Site includes a top of the line automated wash system, 17 vacuum hooks up, multiple air line systems, three internal detail bays and a small office.
- Lot is comprised of 52,054 square feet with PAD zoning.
- Monument signage available on Chandler Boulevard.
- Fully signalized traffic light at the intersection creates easy access site.
- Located in the heart of the Ahwatukee business district corridor.
- Over 201,000 daytime employees located within a 5 mile radius.
- Major employers within one mile radius include Bashas', Aventura, ADESA, Toshiba, Walmart and Intel.

NEIGHBORHOOD DEMOGRAPHICS

	 TOTAL POPULATION	 TOTAL HOUSEHOLDS	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION	 2018-2023 ANNUAL GROWTH RATE	 MEDIAN AGE
1 Mile	5,812	2,534	\$70,247	15,758	0.95%	36.6
3 Miles	79,013	32,275	\$79,549	94,346	1.43%	37.7
5 Miles	185,767	75,722	\$75,952	201,505	1.29%	37.3

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