

**FULL SERVICE CAR WASH
89 WAGGONER RD
COLUMBUS, OH 43004**



**Full Service Car Wash
Very Profitable and Well
Maintained!**

PRICE: \$1,900,000

- 3 Automatic Bays
- New Equipment
- Extra Land Available
- 1 Acre of vacant ground can be split off for potential other use/expansion
- Curb offers only

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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POTENTIAL LOT DIVISION FOR APPROX. 1 ACRE PARCEL

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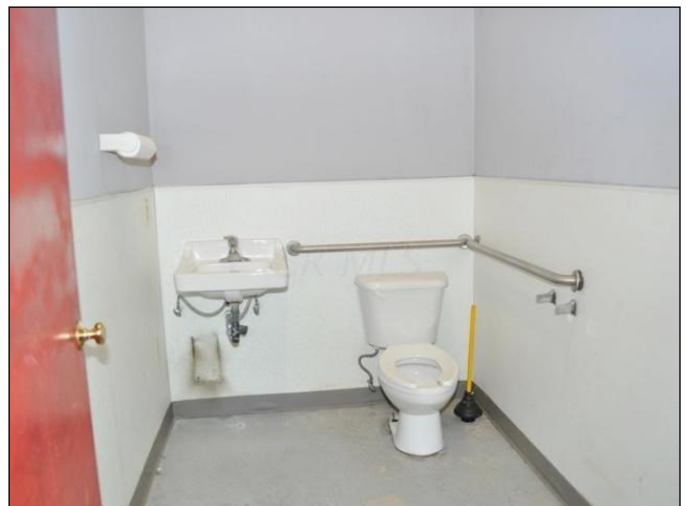
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DEMOGRAPHICS

89 WAGGONER RD

COLUMBUS, OH 43004



	1 mile	3 miles	5 miles
Population			
2000 Population	4,672	42,079	110,467
2010 Population	11,149	61,562	136,373
2017 Population	12,420	67,414	147,988
2022 Population	13,231	71,323	155,976
2000-2010 Annual Rate	9.09%	3.88%	2.13%
2010-2017 Annual Rate	1.50%	1.26%	1.13%
2017-2022 Annual Rate	1.27%	1.13%	1.06%
2017 Male Population	47.8%	47.7%	47.8%
2017 Female Population	52.2%	52.3%	52.2%
2017 Median Age	33.7	36.8	36.8

In the identified area, the current year population is 147,988. In 2010, the Census count in the area was 136,373. The rate of change since 2010 was 1.13% annually. The five-year projection for the population in the area is 155,976 representing a change of 1.06% annually from 2017 to 2022. Currently, the population is 47.8% male and 52.2% female.

Households			
2000 Households	1,796	17,161	44,748
2010 Households	4,369	24,688	54,912
2017 Total Households	4,840	26,878	59,285
2022 Total Households	5,142	28,373	62,358
2000-2010 Annual Rate	9.30%	3.70%	2.07%
2010-2017 Annual Rate	1.42%	1.18%	1.06%
2017-2022 Annual Rate	1.22%	1.09%	1.02%
2017 Average Household Size	2.57	2.51	2.49

The household count in this area has changed from 54,912 in 2010 to 59,285 in the current year, a change of 1.06% annually. The five-year projection of households is 62,358, a change of 1.02% annually from the current year total. Average household size is currently 2.49, compared to 2.47 in the year 2010. The number of families in the current year is 38,158 in the specified area.

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$72,718	\$67,784	\$61,347
2022 Median Household Income	\$79,646	\$77,539	\$70,462
2017-2022 Annual Rate	1.84%	2.73%	2.81%
Average Household Income			
2017 Average Household Income	\$84,730	\$82,872	\$80,843
2022 Average Household Income	\$96,425	\$94,915	\$91,524
2017-2022 Annual Rate	2.62%	2.75%	2.51%
Per Capita Income			
2017 Per Capita Income	\$33,665	\$33,086	\$32,470
2022 Per Capita Income	\$38,225	\$37,810	\$36,674
2017-2022 Annual Rate	2.57%	2.71%	2.46%

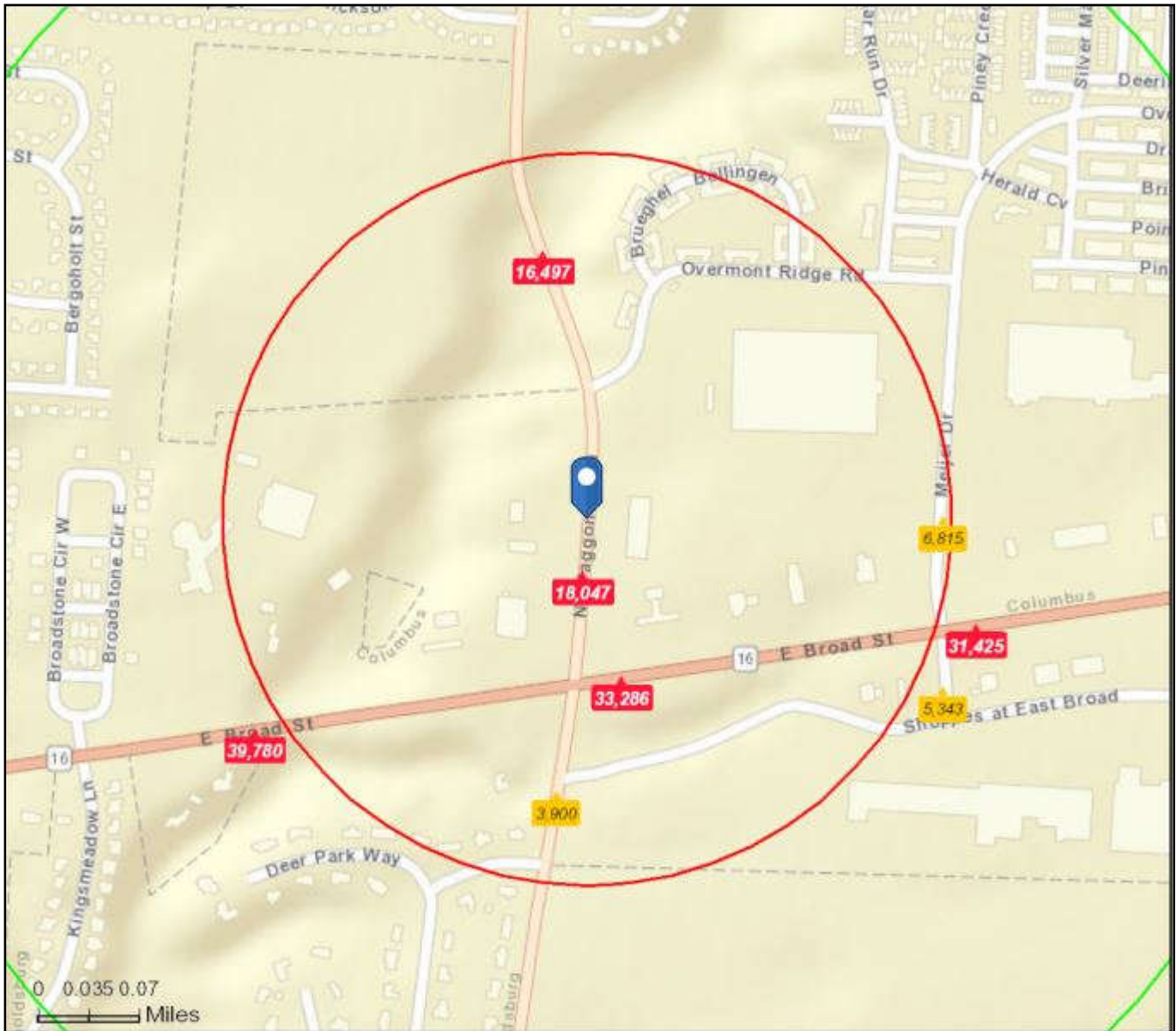
Households by Income

Current median household income is \$61,347 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$70,462 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$80,843 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$91,524 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$32,470 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$36,674 in five years, compared to \$34,828 for all U.S. households

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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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 14th largest city in the United States and the 2nd 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 7th 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!

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This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

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This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

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The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.