

FOR SALE



\$2,279,000 NNN

8888 Moreland Street, Powell, Ohio 43065

Express Car Wash For Sale in Powell

- Established Express Car Wash with three-bay oil change building.
- Real estate only, business is not included.
- ± 5,625 Square Foot Building with ± 1.75 Acres in fast growing Powell, Ohio in Delaware County.
- 6.40% Cap Rate
- Fully equipped and operating.
- New 10-Year NNN Lease signed at closing



Click Here For Video ▶

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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. *Line Drawings are Approximate*

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Property Information

LEGAL

Property Description:	Operating Automotive Car Wash For Sale
Price:	\$2,279,000
Parcel Number:	319-314-01-001-009

LAND

Land Acreage:	± 1.75 Acres
Current Zoning:	Commercial
Jurisdiction:	Powell

STRUCTURAL

Building Square Footage:	± 5,675 Square Feet
Floors Above Ground:	1
Year Built:	2005
Units Included:	2
Automotive Repair Bays:	3

ADDITIONAL INFO

Water/Sewer System:	City of Powell
Parcel Benefits:	Close Proximity to High-Traffic Sawmill Road
Landlord Responsibilities:	Roof and Structure
Real Estate Taxes (2024):	\$60,200
Estimated Cap Rate:	6.40%

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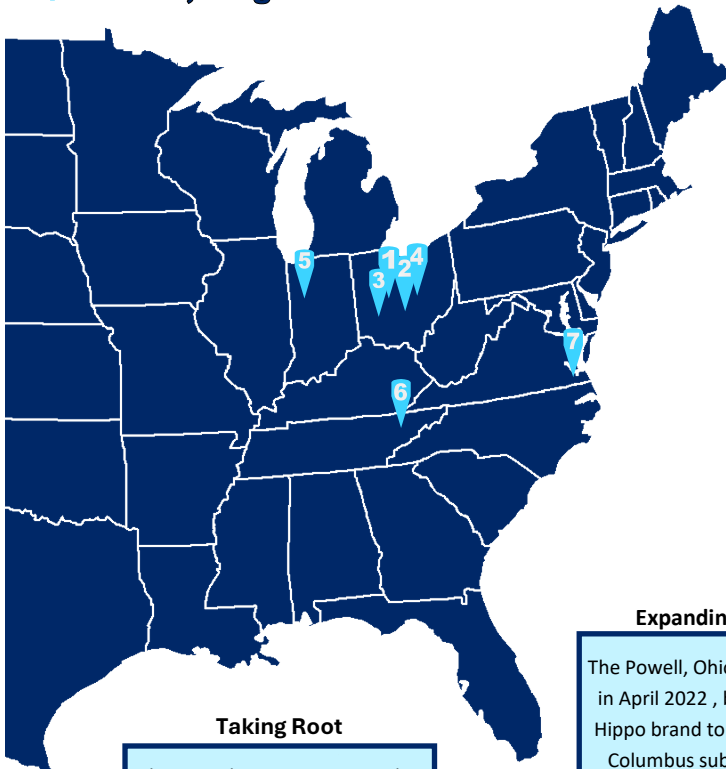
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- 1 Powell, Ohio
- 2 Canal Winchester, Ohio
- 3 Washington Courthouse, Ohio
- 4 Lebanon, Ohio
- 5 Lafayette, Indiana
- 6 LaFollette, Tennessee
- 7 Suffolk, Virginia



TECHNOLOGY THAT PROTECTS YOUR VEHICLE

Blue Hippo's conveyor system pulls vehicles through each wash step in about 3 minutes and is safe for low-profile tires and rims, low-riding cars, dually trucks, and SUVs up to 7'2" tall.

FRICTIONLESS MEMBERSHIP EXPERIENCE

Members enjoy automatic license plate recognition — no key fob, no payment entry — just drive up and go.

MORE INCLUDED, MORE VALUE

Every wash includes free vacuuming, free interior and glass cleaner, and free use of microfiber towels.

Taking Root

The First Blue Hippo is Started in Canal Winchester, Ohio

2018

Expanding the Herd

The Powell, Ohio location opened in April 2022, bringing the Blue Hippo brand to another growing Columbus suburb, adding car wash and lube center services under one roof.

2022

Reaching to New Markets

The Washington Courthouse location opens in late 2023, including an expansion to Lebanon, Ohio—Expanding the company's Ohio footprint.

2023

Into Other States

During late 2024, the company expands to more locations, this time, out of state. Three new locations each in Tennessee, Indiana, and Virginia are born.

2024

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Parcel View



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Nearby Amenities



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AERIAL OVERVIEW AND REGIONAL BENEFITS

*Line Drawings are Approximate



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5 MINUTE DRIVE TO THE COLUMBUS
ZOO AND MEMORIAL TOURNAMENT

1 MILE FROM HISTORIC DOWNTOWN
POWELL

4 MILES FROM POLARIS
COMMERCIAL CORRIDOR

EASY ACCESS TO ROUTE 315 AND
LOCAL INTERSTATE SYSTEM

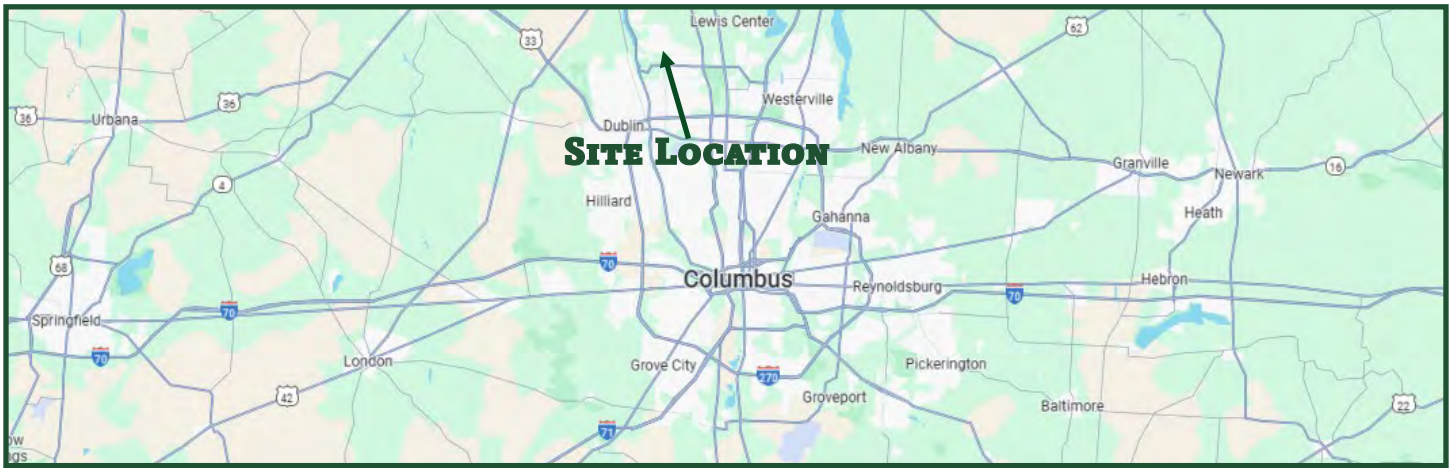
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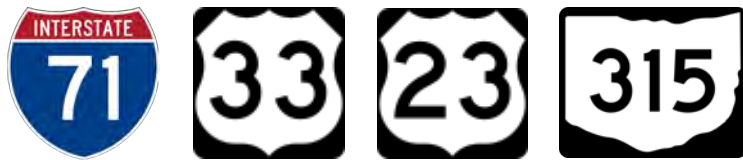
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TRAFFIC OVERVIEW

<i>Street</i>	<i>Avg Daily Volume</i>
Sawmill Road	± 20,912
Seldom-Seen Road	± 6,711
Liberty Road	± 9,166



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)		6,447	27,105	72,206
Households (2024)		5,973	14,528	36,173
Avg Household Income (2024)		\$132,848	\$136,962	\$118,248

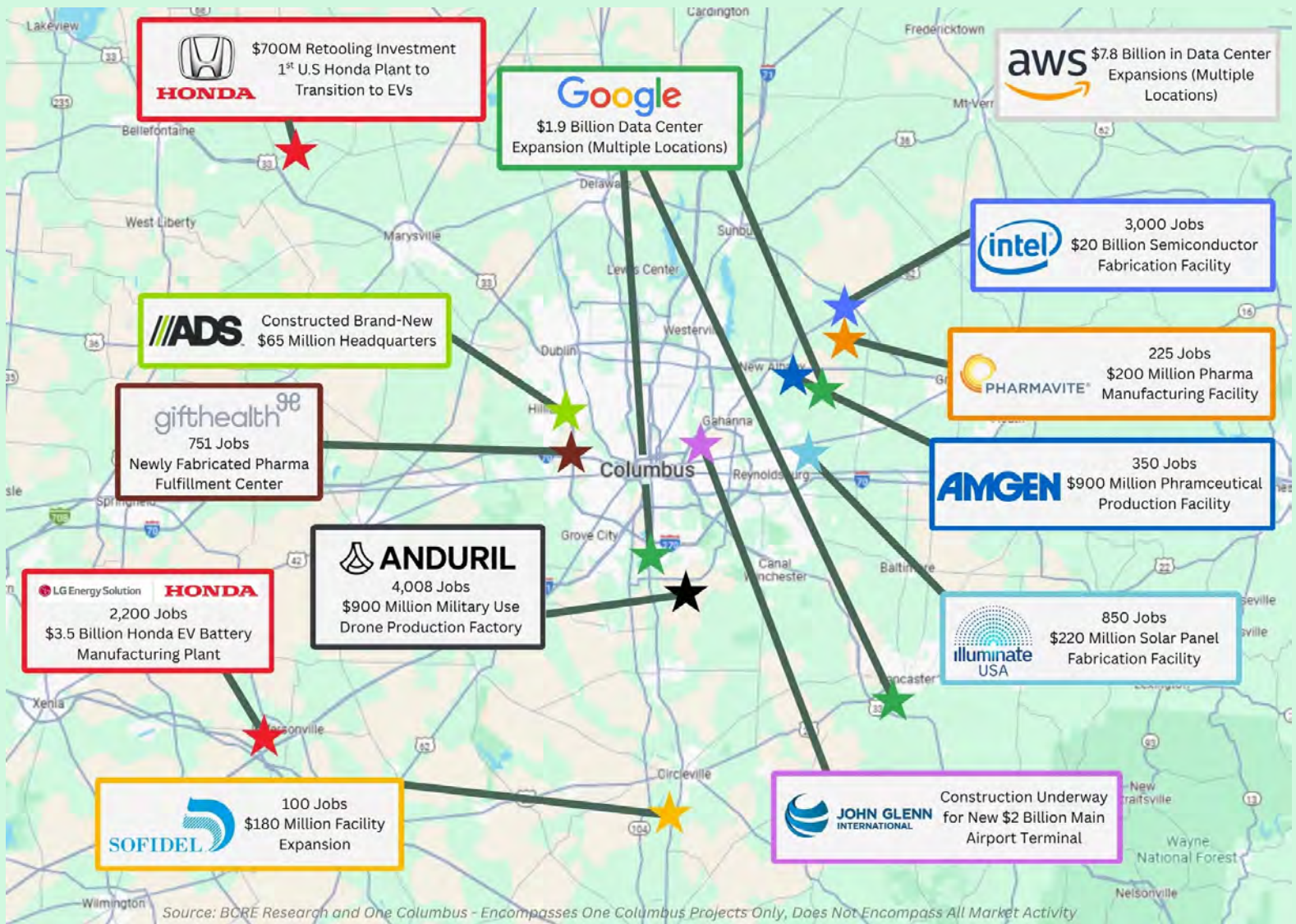
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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