

CAR WASH FOR SALE

1723 S. MIAMI BOULEVARD

Durham, NC 27703

919.698.8799
graham@cityplat.com
GRAHAM STOREY

CITYPLAT
COMMERCIAL REAL ESTATE

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PROPERTY DESCRIPTION

Own a piece of one of NC's hottest markets. This established, income-producing car wash at 1723 S Miami Blvd in Durham is fully operational and cash-flowing from day one. Rarely does a proven wash like this hit the market. A true turnkey opportunity.

PROPERTY HIGHLIGHTS

- 6 self serve bays and 2 automatic bays
- +/- 35,000 vehicles per day (NCDOT)
- Full revenue package: 7 vacuums, air/vac station, Hamilton auto cashiers, vending
- Zoned Commercial General (CG); Parcel ID 165020
- High growth market.
- Minutes from RDU Airport, RTP, and Downtown Durham

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	0.856 Acres
Building Size:	4,474 SF
NOI (2025):	\$170,262.00
Cap Rate (Based on 2025):	10.02%

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	8,573	58,567	197,059
Total Population	20,674	139,331	469,744
Average HH Income	\$122,517	\$103,652	\$125,113

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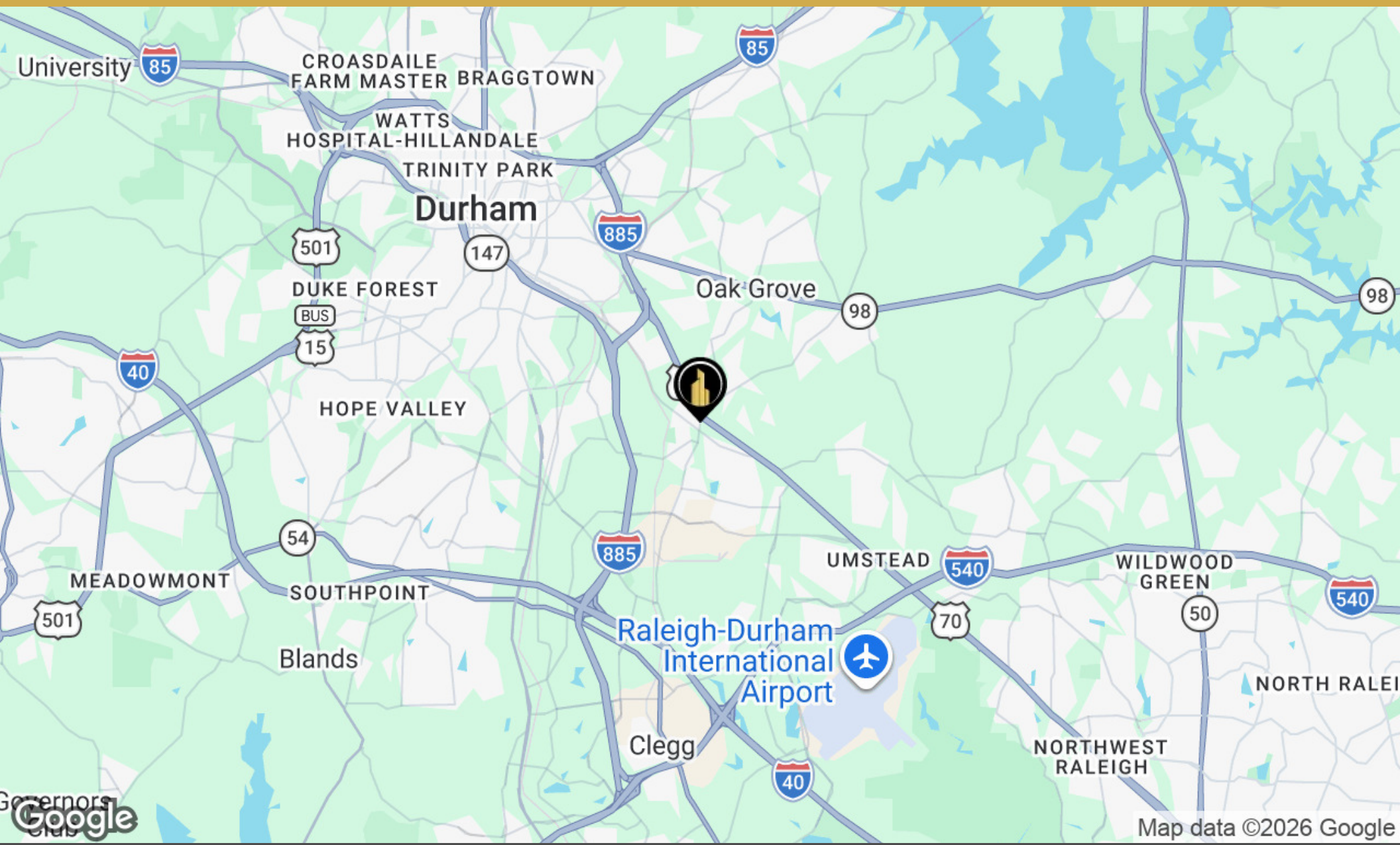
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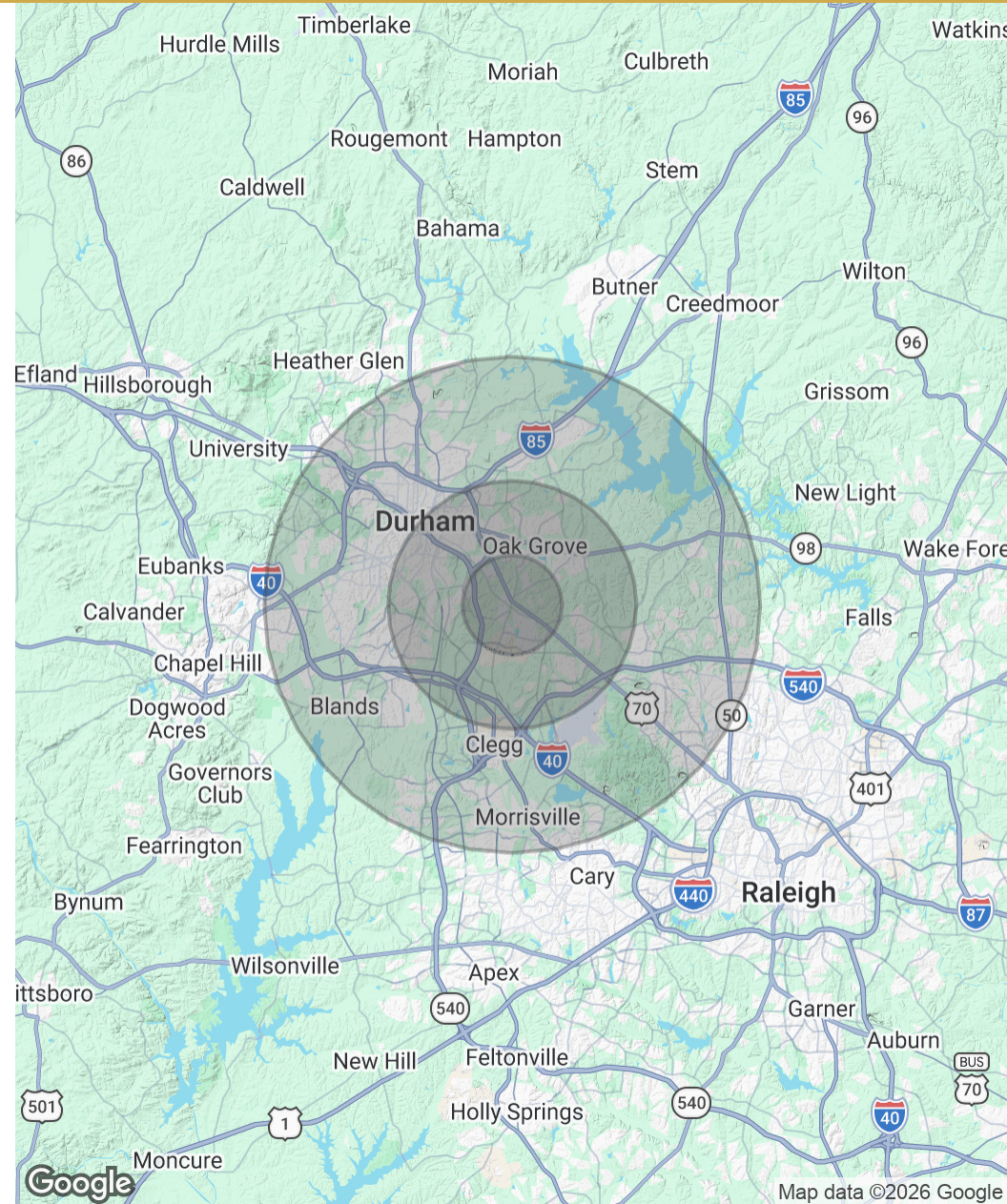
POPULATION

	2 MILES	5 MILES	10 MILES
Total Population	20,674	139,331	469,744
Average Age	36.8	35.5	37.5
Average Age (Male)	36.0	34.6	36.7
Average Age (Female)	36.3	36.5	38.2

HOUSEHOLDS & INCOME

	2 MILES	5 MILES	10 MILES
Total Households	8,573	58,567	197,059
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$122,517	\$103,652	\$125,113
Average House Value	\$362,973	\$353,923	\$450,386

2023 American Community Survey (ACS)



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage in compliance with all applicable fair housing and equal opportunity laws.

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