

OPERATING SELF-SERVICE CAR WASH

3600 George Washington Hwy

Portsmouth, VA 23704



\$445,000
SALE PRICE

±0.95 ACRE
TOTAL SITE SIZE

GMU
ZONING

HIGHLIGHTS



OPERATING SELF-SERVICE
TRUCK, CAR, & DOG WASHING
FACILITY



SIGNALIZED CORNER



POSSIBLE REDEVELOPMENT
SITE



IDEAL FOR RETAIL
FAST FOOD, OFFICE, OFFICE/WAREHOUSE,
AUTOMOTIVE SALES, & MORE

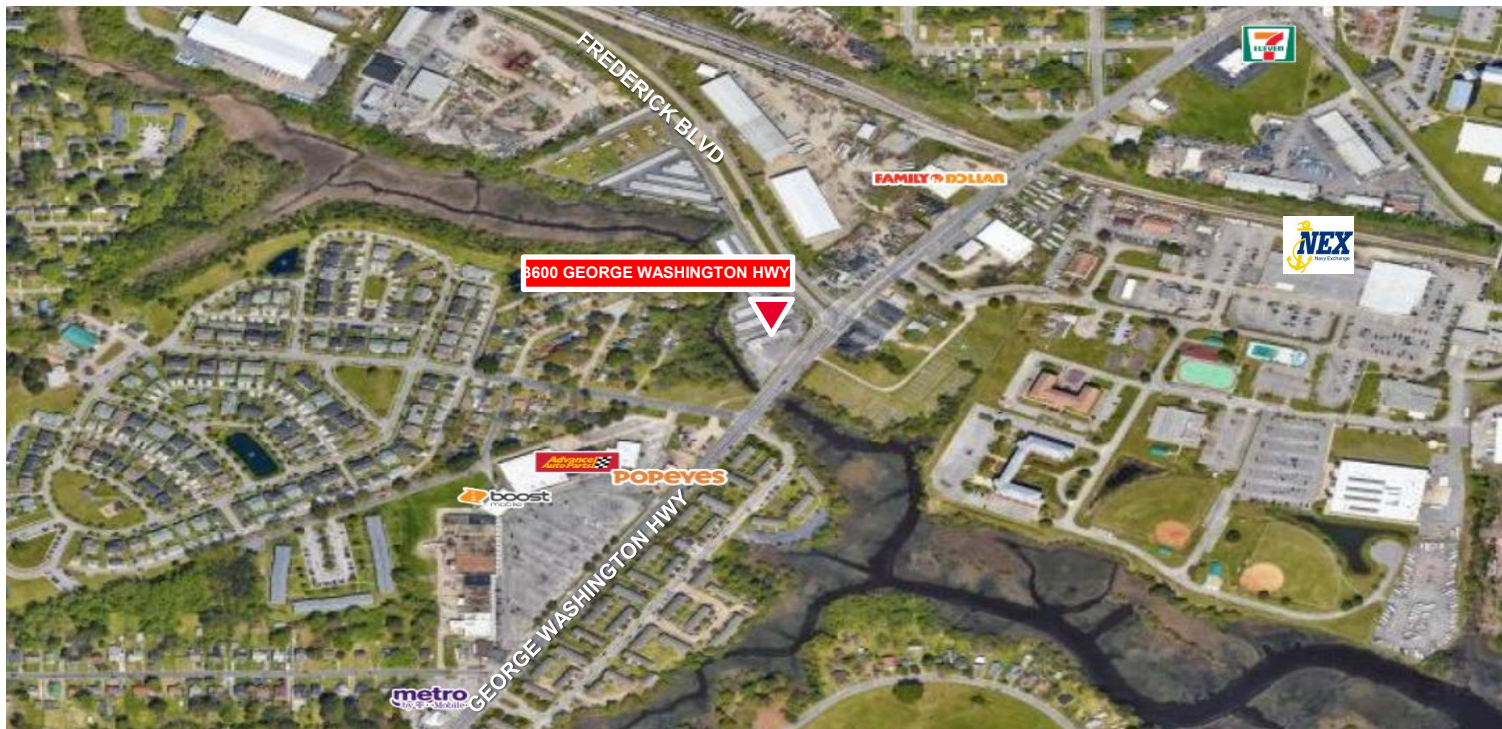
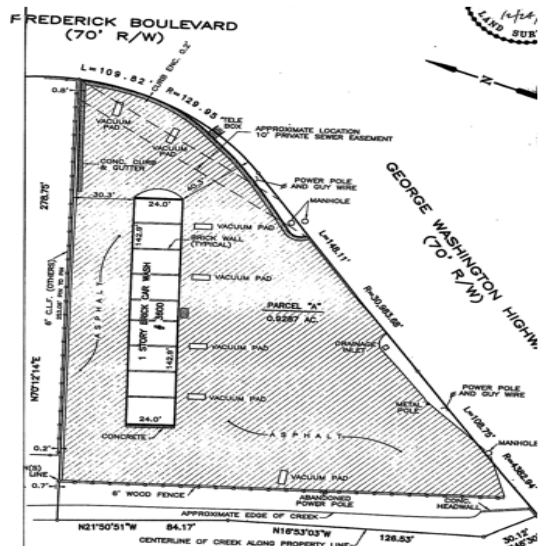


HIGH TRAFFIC COUNTS
22,920 VPD ON GEORGE WASHINGTON &
12,766 VPD ON FREDERICK BLVD



Tom Dana
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PROPERTY SITE PLAN



| | 1 Mile | 2 Miles | 3 Miles |
|-------------------------------|----------|----------|----------|
| 2022 Population | 13,422 | 90,587 | 224,002 |
| 2022 Households | 4,841 | 35,558 | 90,268 |
| 2022 Average Household Income | \$60,622 | \$67,880 | \$77,154 |

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