

FOR SALE



OPERATIONAL EXPRESS CAR WASH ON ±1.438 AC

3170 MAGNOLIA COMMONS CIRCLE, CUMMING, GA 30028 (FORSYTH COUNTY)

LINDSEY MEYERS | 404.556.4960 | LINDSEY@SRACRE.COM | SRACRE.COM

SOUTHEAST
RETAIL ADVISORS

INVESTMENT SUMMARY

INVESTMENT SUMMARY

OFFERING PRICE CONTACT BROKER

PROPERTY SPECIFICATIONS

ADDRESS 3170 MAGNOLIA COMMONS CIRCLE
CUMMING, GA 30028

BUILDING ±3,963 SF

ACREAGE ±1.438 AC

YEAR BUILT 2022

BUILDING TYPE SINGLE TENANT

BUILDING USE EXPRESS CAR WASH

TUNNEL LENGTH 130'

VACUUMS 25

PAY STATIONS 3

OWNERSHIP TYPE FEE SIMPLE LAND & BUILDING

ZONING

LAND USE CAR WASH

CITY CUMMING

COUNTY FORSYTH COUNTY

PARCEL ID 053-106

PROPERTY HIGHLIGHTS

- EXISTING EXPRESS CAR WASH ON ±1.438 AC
- HEAVILY TRAVELLED CORRIDOR WITH LIMITED CAR WASH COMPETITION IN IMMEDIATE AREA
- NEW CONSTRUCTION – OPENED 2026
- EXISTING EXPRESS CAR WASH CONSISTING OF:
 - ±3,963 SF BUILDING
 - 130' TUNNEL
 - 25 VACUUMS
 - 3 PAY STATIONS

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	4,286	17,151	36,382
HOUSEHOLDS	1,388	5,576	11,832
AVG HH INCOME	\$140,470	\$141,267	\$148,437

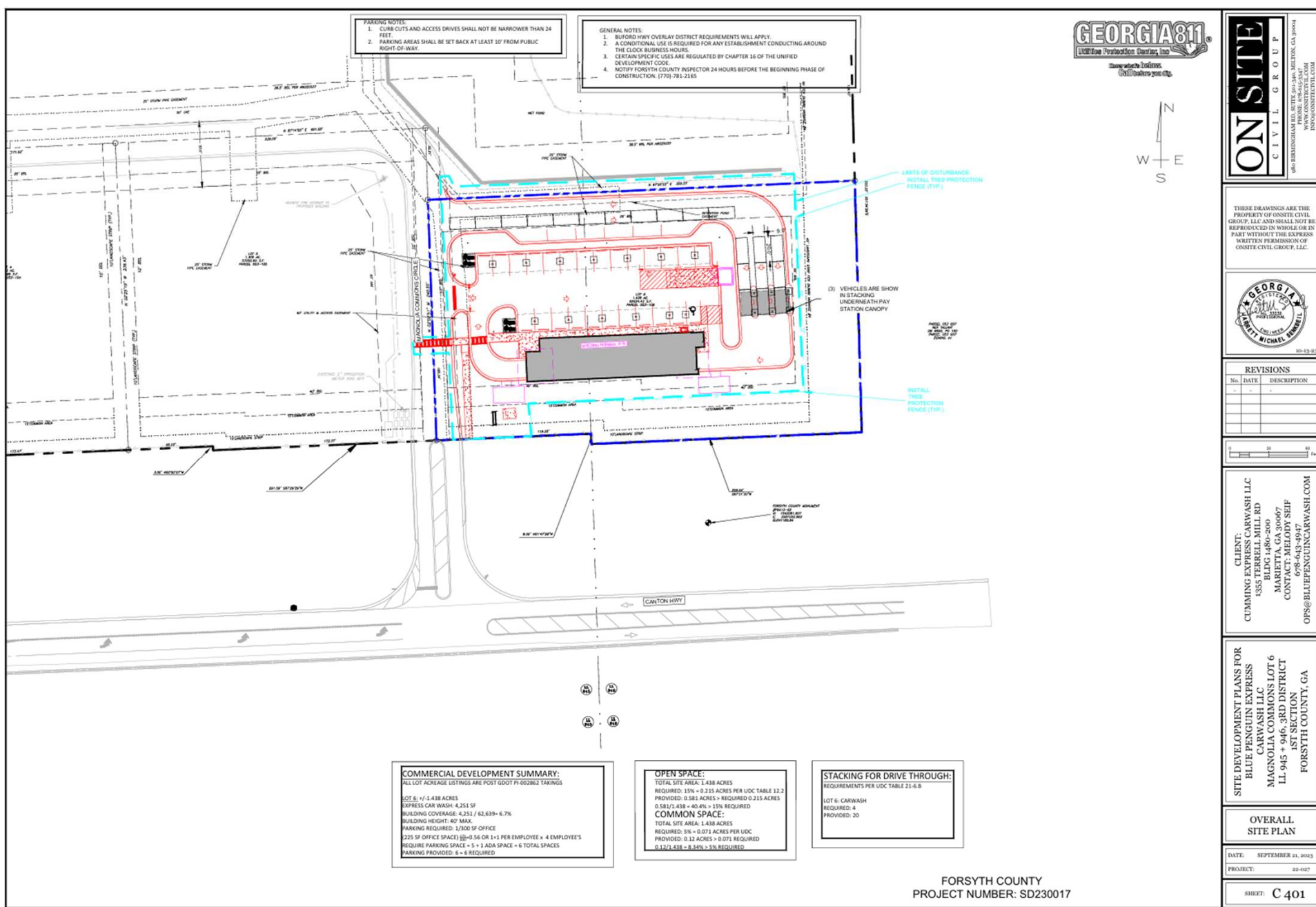
TRAFFIC COUNTS

26,500 AADT – CANTON HIGHWAY

TENANTS IN IMMEDIATE AREA



SITE PLAN



PARKING NOTES:
 1. CURB CUTS AND ACCESS DRIVES SHALL NOT BE NARROWER THAN 24 FEET.
 2. PARKING AREAS SHALL BE SET BACK AT LEAST 10' FROM PUBLIC RIGHT-OF-WAY.

GENERAL NOTES:
 1. BLUFORD HWY OVERLAY DISTRICT REQUIREMENTS WILL APPLY.
 2. A CONDITIONAL USE IS REQUIRED FOR ANY ESTABLISHMENT CONDUCTING AROUND THE CLOCK BUSINESS HOURS.
 3. CERTAIN SPECIFIC USES ARE REGULATED BY CHAPTER 16 OF THE UNIFIED DEVELOPMENT CODE.
 4. NOTIFY FORSYTH COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 783-2165



ON SITE CIVIL GROUP
 960 BRIMMINGHAM RD., SUITE 300-340, MARIETTA, GA 30067
 WWW.ONSITECIVIL.COM
 INFO@ONSITECIVIL.COM

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REVISIONS

No.	DATE	DESCRIPTION



CLIENT:
 CUMMING EXPRESS CARWASH LLC
 1335 HERCULES MILL RD
 MARIETTA, GA 30067
 CONTACT: MELODY SEIF
 678-643-4947
 OPS@BLUEPENGUINCARWASH.COM

SITE DEVELOPMENT PLANS FOR
 BLUE PENGUIN EXPRESS
 CARWASH LLC
 MAGNOLIA COMMONS LOT 6
 LL 945 + 946, 3RD DISTRICT
 1ST SECTION
 FORSYTH COUNTY, GA

OVERALL SITE PLAN

DATE: SEPTEMBER 21, 2023
 PROJECT: 22-007

SHEET: **C 401**

COMMERCIAL DEVELOPMENT SUMMARY:
 ALL LOT ACREAGE LISTINGS ARE POST GOOD FV 02262 TAKINGS

LOT 6: +/- 1.438 ACRES
 EXPRESS CAR WASH: 4,251 SF
 BUILDING COVERAGE: 4,251 / 62,639 = 6.7%
 BUILDING HEIGHT: 40' MAX.
 PARKING REQUIRED: 12,500 SF OFFICE
 (225 SF OFFICE SPACE) @ 0.56 OR 1+1 PER EMPLOYEE x 4 EMPLOYEE'S
 REQUIRE PARKING SPACE = 5 + 1 ADA SPACE = 6 TOTAL SPACES
 PARKING PROVIDED: 6 = 6 REQUIRED

OPEN SPACE:
 TOTAL SITE AREA: 1.438 ACRES
 REQUIRED: 15% = 0.215 ACRES PER UDC TABLE 12.2
 PROVIDED: 0.581 ACRES > REQUIRED 0.215 ACRES
 0.581/1.438 = 40.4% > 15% REQUIRED

COMMON SPACE:
 TOTAL SITE AREA: 1.438 ACRES
 REQUIRED: 5% = 0.071 ACRES PER UDC
 PROVIDED: 0.12 ACRES > 0.071 REQUIRED
 0.12/1.438 = 8.34% > 5% REQUIRED

STACKING FOR DRIVE THROUGH:
 REQUIREMENTS PER UDC TABLE 21-6-B

LOT 6: CARWASH
 REQUIRED: 4
 PROVIDED: 20

FORSYTH COUNTY
 PROJECT NUMBER: SD230017

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AERIAL

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

NATIONAL
HOME IMPROVEMENT STORE
(PLANNED)

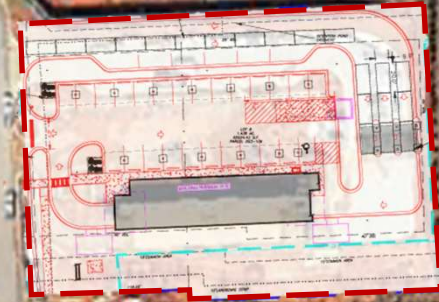
 **USA STORAGE**
CENTERS

Magnolia Cmns Cir

SAWNEE
PACKAGE

PLANNED
RETAIL

PLANNED
RETAIL



Canton Hwy

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