

FOR SALE

Big Peach Car Wash

LEASEHOLD BUSINESS INTEREST — EXPRESS CONVEYOR CAR WASH

3555 Highway 81 E, McDonough, GA 30252 · Henry County · Atlanta, GA MSA



BUILDING / LOT

4,297 SF / 1.06 AC

YEAR OPENED

July 2023

TUNNEL / EQUIPMENT

125 FT · Sonny's

OFFERING PRICE

\$1,975,000

INVESTMENT HIGHLIGHTS

Long-term, in-place NNN lease

15.6 years remaining on an absolute NNN lease, with 10% rent steps every 5 years and four 5-year renewal options.

Fully staffed & operating

Buyer steps into stabilized, day-one cash flow — not a lease-up timeline — backed by a proven membership-driven revenue model.

Modern, purpose-built asset

4,297 SF express tunnel building on 1.06 acres; 125-FT Sonny's tunnel, 3 pay stations, 24 vacuum stations.

Corridor being actively upgraded

Fronts Highway 81 E, which Henry County is widening from two to four lanes, increasing both capacity and visibility.

Established retail node nearby

Minutes from the Highway 81 / Lake Dow node — Shoppes at Lake Dow plus a newly approved 6.5-acre commercial development.

County-approved growth corridor

Henry County has approved plans for continuous retail frontage along GA-81 through Ola, part of a broader commercial buildout already in motion.

One of Metro Atlanta's fastest-growing counties

Henry County has grown from ±240,700 residents in 2020 to an estimated ±265,000 today, with median household income above \$75,000.

Established operator; fresh capital landing nearby

Multi-unit GA/FL operator; ±107,433 cars washed in 2025. Highline Warren is investing \$170M in a 1.1M-SF McDonough logistics center.

MEMBERSHIP PROGRAM

PACKAGE	SINGLE	MONTHLY
Big Peach Graphene	\$30	\$49.99
Ceramic Peach	\$25	\$39.99
Georgia Peach	\$20	\$29.99
Just Peachy	\$15	\$24.99
Lil' Peach	\$10	\$19.99

PROPERTY SUMMARY

Property Type	Express Car Wash
Ownership Interest	Business for Sale — Property Leased
Construction	Steel & Brick
Pay Stations	3
Vacuum Stalls	24

Financials, lease detail, revenue trends and the full Offering Memorandum are available upon signed NDA.

Available individually or as part of the 11-location Big Peach portfolio. Click to email a request — the Confidentiality Agreement comes right back.

[REQUEST THE OM](#)

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