

FOR SALE

# Big Peach Car Wash

LEASEHOLD BUSINESS INTEREST — EXPRESS CONVEYOR CAR WASH

583 E 3rd St, Jackson, GA 30233 · Butts County · Atlanta, GA MSA



BUILDING / LOT  
**3,650 SF / 1.11 AC**

YEAR OPENED  
**Nov 2022**

TUNNEL / EQUIPMENT  
**100 FT · Sonny's**

OFFERING PRICE  
**\$1,975,000**

## INVESTMENT HIGHLIGHTS

### Long-term, in-place NNN lease

15.6 years remaining on a 20-year absolute NNN term, with 10% rent steps every 5 years and four 5-year renewal options.

### Fully staffed & operating

Buyer steps into a stabilized site with more than three years of trading history since opening.

### Modern, purpose-built asset

3,650 SF express tunnel building on 1.11 acres; 100-FT Sonny's tunnel, 2 pay stations, 22 vacuum stations.

### Established membership base

±2,600 active memberships and ±116,505 cars washed in 2025, at an \$18.42 average ticket per car.

### Strong reputation, no nearby competition

5.0-star rating across ±1,630 Google reviews, with no meaningful express wash within 10+ miles.

### Butts County seat on the I-75 corridor

Jackson sits between Atlanta and Macon within the Atlanta MSA; the site fronts E 3rd Street at ±16,700 VPD.

### Adjacent to \$11B+ AWS investment

AWS's cloud and AI infrastructure buildout spans Butts and Douglas Counties (±550 skilled jobs combined).

### New distribution & residential growth

A \$144M GreenBox distribution facility (300+ jobs) and The Woodlands Preserve community add jobs and households.

## MEMBERSHIP PROGRAM

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

## PROPERTY SUMMARY

|                    |                                            |
|--------------------|--------------------------------------------|
| Property Type      | <b>Express Car Wash</b>                    |
| Ownership Interest | <b>Business for Sale — Property Leased</b> |
| Construction       | <b>Steel</b>                               |
| Pay Stations       | <b>2</b>                                   |
| Vacuum Stalls      | <b>22</b>                                  |

**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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