



NAIColumbia

INVESTMENT OPPORTUNITY // OFFERING MEMORANDUM
8601 Two Notch Road, Columbia, SC 29223



FOR SALE

\$1,100,000

**FULL-SERVICE CAR WASH
BUSINESS & REAL ESTATE**

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NAI Columbia



Investment Summary

8601 Two Notch Road, Columbia, SC 29223

NAI Columbia is pleased to present the exclusive opportunity to acquire **Sparkle Car Wash**, a full-service car wash located at 8601 Two Notch Road in Columbia, South Carolina. This offering includes both the operating business and the underlying real estate along one of Columbia's most heavily traveled retail corridors.

The property benefits from strong visibility, an established customer base, and its position within a dense and growing Northeast Columbia trade area. Three years of profit and loss statements are available to qualified buyers upon request.



Sale Type:
Business & Real Estate



Location:
**Two Notch Road
(37,000 VPD)**



Wash Type:
**Full Service, including
detailing & interior
cleaning**



Financials:
**3-year P&L available
upon request**



Building:
Recently remodeled



High Traffic:
**12% increase in vehicles
passing per day since 2023**

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Investment Highlights

8601 Two Notch Road, Columbia, SC 29223

Sparkle Car Wash is offered as a combined business and real estate acquisition, providing a buyer with full operational control and immediate access to the site's established customer base.

Full-service car wash format, offering a broader service and revenue mix than a standard express tunnel operation, including interior detailing and hand-finish services in addition to the automated wash.

Positioned along Two Notch Road, a major Northeast Columbia commercial corridor with strong daily traffic counts and excellent visibility from the roadway.

Located within a dense, established retail trade area of Northeast Columbia, surrounded by national and regional retailers and steady residential density.

Three years of profit and loss statements are available to qualified, prospective purchasers upon request to support underwriting.

The acquisition may provide opportunities for cost segregation and accelerated depreciation on qualifying equipment and improvements, subject to buyer verification with its tax advisor.



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Property Description

8601 Two Notch Road, Columbia, SC 29223

Sparkle Car Wash operates a full-service car wash facility at 8601 Two Notch Road in Columbia, South Carolina. The site sits along one of Northeast Columbia's most heavily traveled commercial corridors, offering strong visibility and convenient access for commuter and local traffic alike.

As a full-service operation, the property generates revenue across multiple service tiers, including:

- automated wash packages
- hand-finish detailing
- interior cleaning

This would enable a broader income base than a typical express-only format would.

The sale includes both the real estate and the operating business, providing a buyer with immediate operational control and access to the location's existing customer relationships. Site-specific figures for lot size, building square footage, equipment, and traffic counts are noted below and will be confirmed during due diligence.

Three years of historical profit and loss statements are available to qualified, prospective purchasers upon request. Please contact the listing team to receive financial information and schedule a property tour.

\$1,100,000 LIST PRICE

±0.73-ACRE LOT SIZE

±3,525 SF GLA

ACQUIRED IN 2022

OPERATIONAL SINCE 1995

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About Sparkle Car Wash

In operation since 1995, **Sparkle Car Wash** offers a rare opportunity to purchase an all-in-one combined wash and detailing business — a differentiator from the more common express washes that solely offer self-service vacuuming and cleaning. Here, customers can select from a menu of exterior washes and detailing before relaxing in the newly remodeled waiting area as their car is serviced.



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NAI Columbia

POINTS OF INTEREST

📍 8601 Two Notch Road
Columbia, SC 29223



SOUTHWEST FACING

±10 miles to



±6.1 miles to

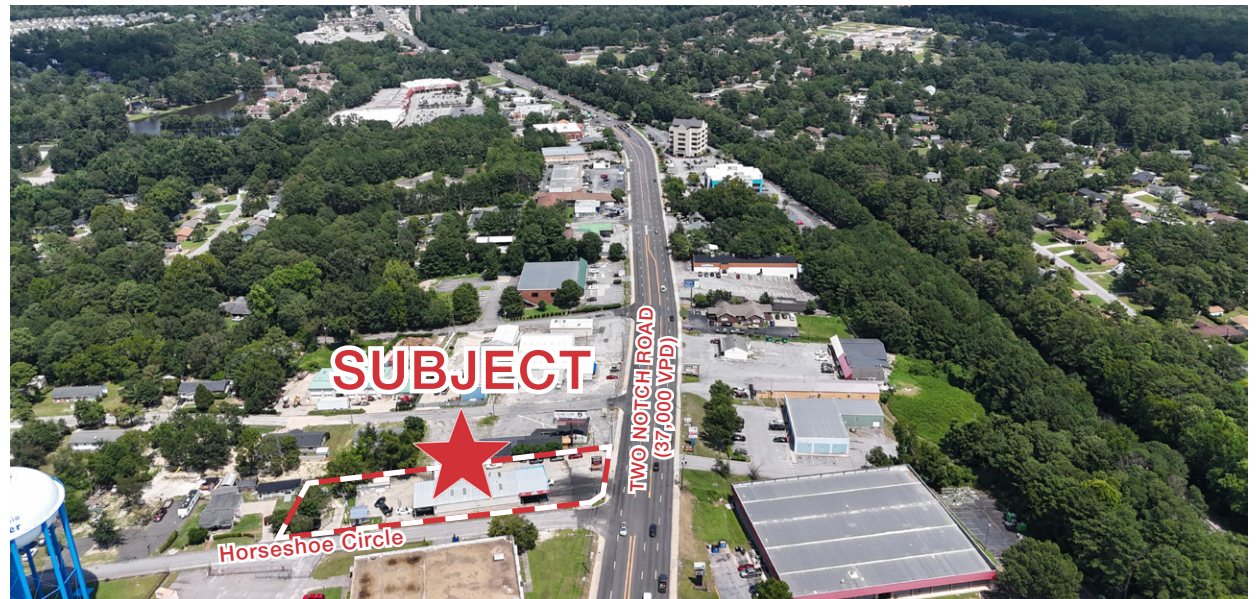


±7 miles to



NORTHEAST FACING

Nearby retail:



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THE NORTHEAST

TWO NOTCH ROAD CORRIDOR

8601 Two Notch Road sits within one of Columbia's most established and consistently trafficked retail corridors. The Two Notch Road/Northeast Columbia submarket is home to a dense concentration of national and regional retail, restaurant, and service tenants, drawing steady daily traffic from both surrounding residential neighborhoods and regional commuters.

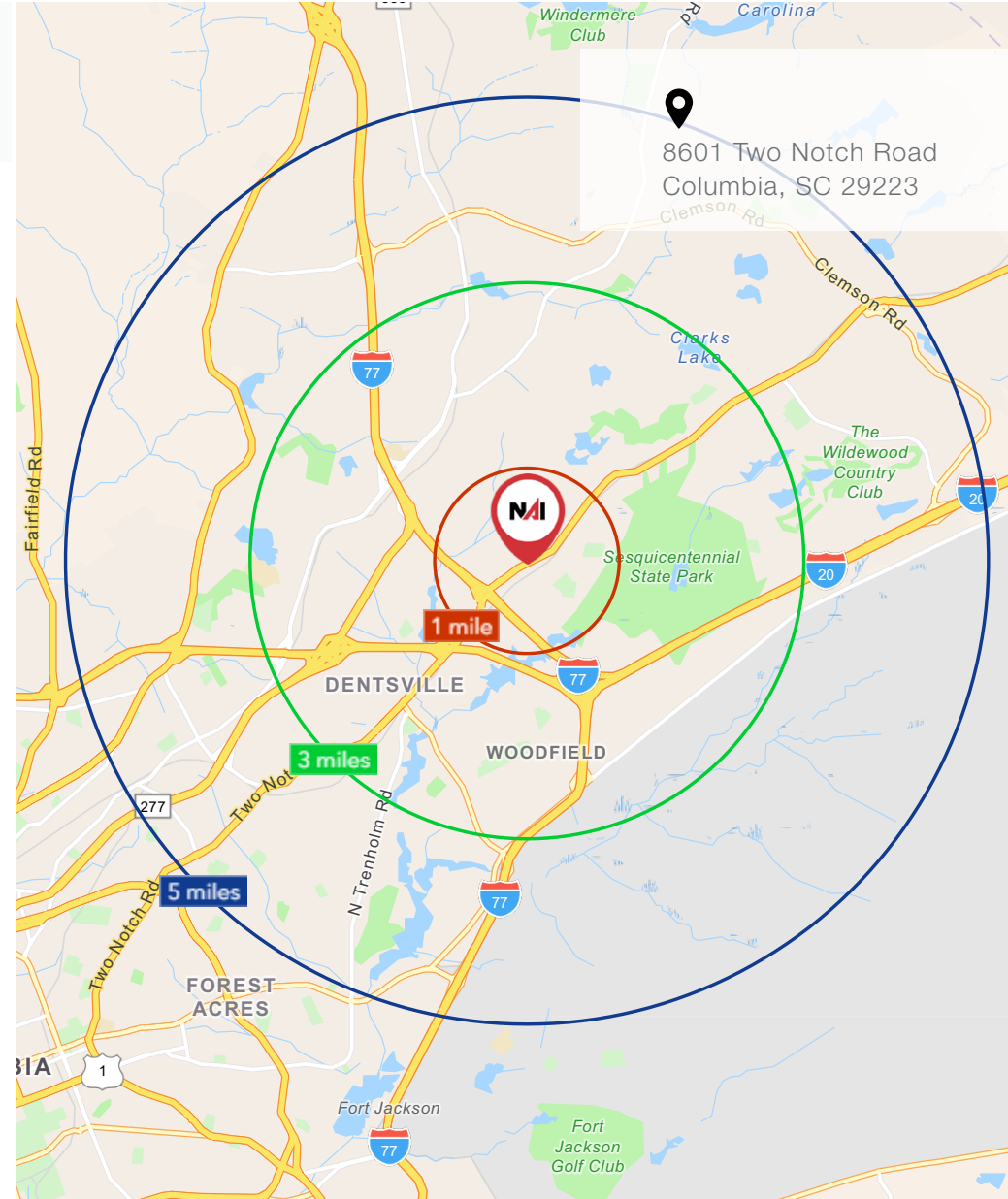
The broader Northeast Columbia trade area continues to see steady population growth, supported by ongoing residential development and its proximity to major employment centers throughout the Columbia metro. The corridor's mix of established retail and everyday service uses, including car washes, quick-service restaurants, and auto-related businesses, reflects consistent long-term consumer demand.

AREA GROWTH

Household growth since 2020	13% increase over the past decade
Population	4% increase over the past decade
Median household income	Projected to increase by over \$10,000 in next 5 years

INTERSTATE PROXIMITY

I-77	±0.5 miles
I-20	±1.2 miles
I-26	±11.2 miles



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THE CITY OF COLUMBIA

As home to both the state's capital and its largest university, Columbia stands out as a dynamic economic hub, underpinned by a robust job market and a highly integrated transportation network.

HIGHER EDUCATION

Columbia, South Carolina, is home to a vibrant and diverse higher education ecosystem. The University of South Carolina—one of the best public colleges in America and home to more than 40,000 students (as of August 2025)—offers over 350 bachelor's, master's and doctoral degrees as well as career-enhancing certificates and specialties. Benedict College offers accredited degrees in fields like business, social work, studio art, and more. Students may explore a variety of career paths—like STEM, manufacturing, business, or education—at Midlands Technical College, a two-year community college with multiple campuses throughout the capital. Experience a thriving student life and individual-focused education at Columbia College, one of the best colleges for veterans and best value schools.

THRIVING JOB MARKET

Columbia's job market in 2025 is characterized by steady growth and diversification across multiple sectors. According to the U.S. Bureau of Labor Statistics (BLS), which contains the most authoritative and up-to-date data available, cites that Columbia's economy benefits from its role as the state capital, the epicenter of a major university, the University of South Carolina, and a regional healthcare and military hub.

As of 2025, the city continues to show resiliency and adaptability in its thriving labor market.



ECONOMIC IMPACT OF TRANSPORTATION

Columbia's interconnectedness and infrastructure are key drivers of its economic development. Its strategic location, robust infrastructure - including interstates, railways (Norfolk Southern, CSX, Amtrak), and the growing Columbia Metropolitan Airport (CAE), along with its proximity to major ports and cities like Atlanta and Charlotte, position Columbia as a premier destination for business, logistics, and quality of life.

COLUMBIA MAJOR EMPLOYERS



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DEMOGRAPHIC PROFILE

8601 Two Notch Road
Columbia, SC 29223

1 MILE RADIUS

Summary	2026	2031
Population	7,421	7,615
Households	3,358	3,522
Family Households	1,904	1,992
Average Household Size	2.17	2.13
Owner Occupied Housing Units	1,656	1,751
Renter Occupied Housing Units	1,702	1,771
Median Age	37.7	39.3
Average Household Income	\$72,556	\$84,193

3 MILE RADIUS

Summary	2026	2031
Population	46,900	47,731
Households	20,624	21,498
Family Households	12,065	12,540
Average Household Size	2.21	2.16
Owner Occupied Housing Units	11,211	11,904
Renter Occupied Housing Units	9,413	9,594
Median Age	38.8	40.1
Average Household Income	\$82,503	\$94,294

5 MILE RADIUS

Summary	2026	2031
Population	116,073	118,540
Households	47,907	50,134
Family Households	29,813	31,125
Average Household Size	2.28	2.22
Owner Occupied Housing Units	30,489	32,322
Renter Occupied Housing Units	17,418	17,813
Median Age	38.4	39.5
Average Household Income	\$96,940	\$112,365

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