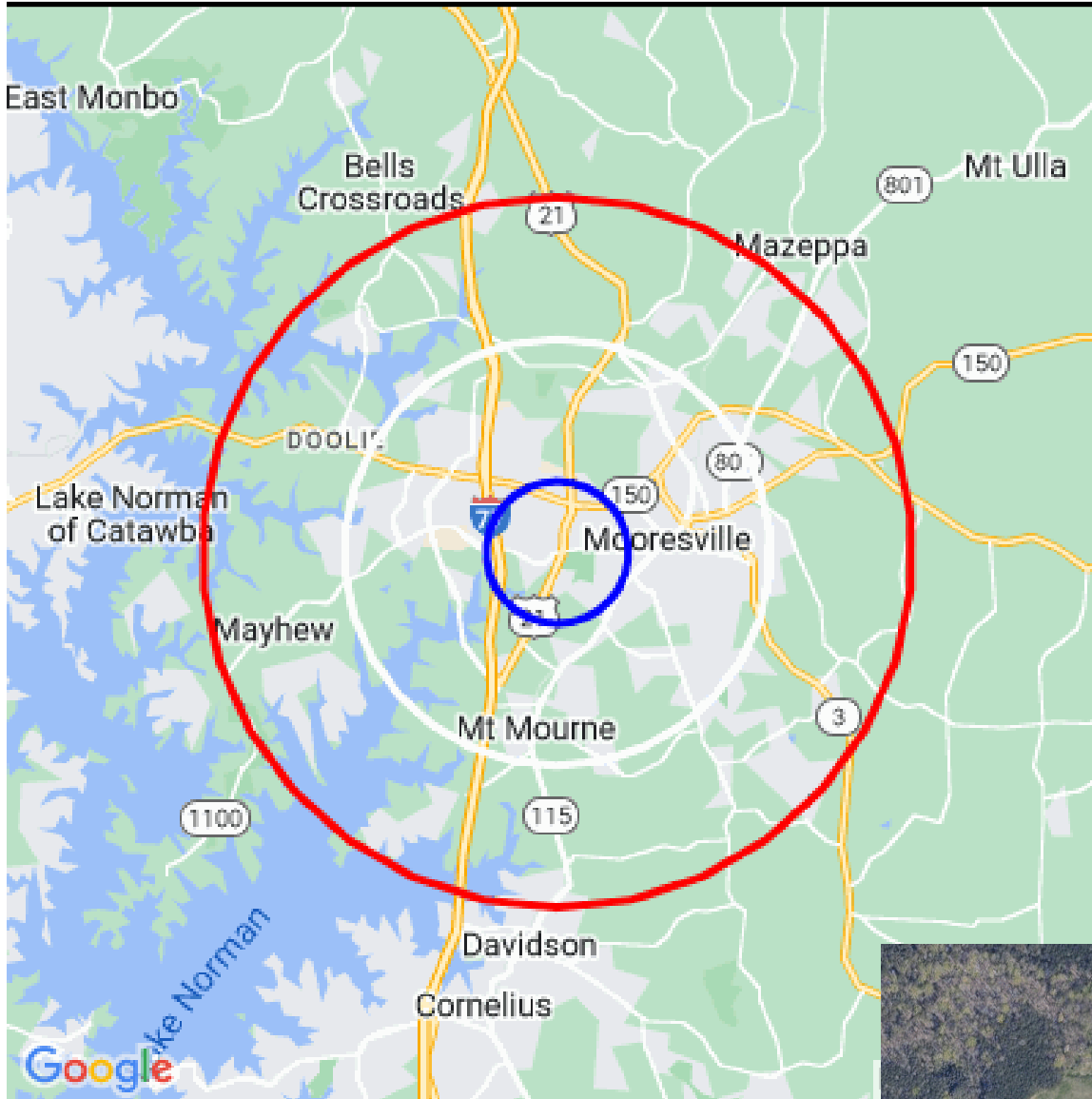


Demographic Report



120 Brawley School Rd

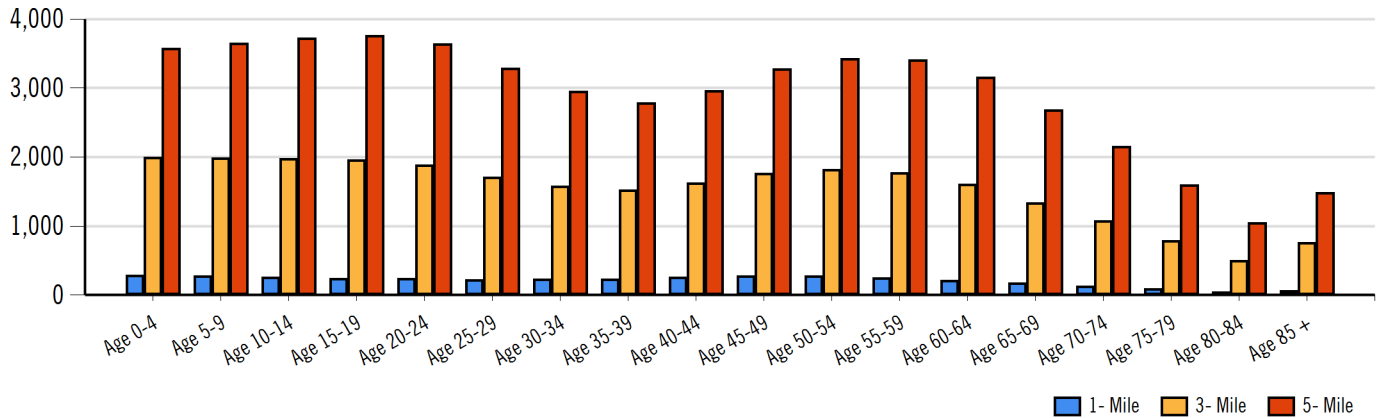
Population

Distance	Male	Female	Total
1- Mile	1,866	1,993	3,860
3- Mile	13,580	14,168	27,748
5- Mile	26,017	26,643	52,660

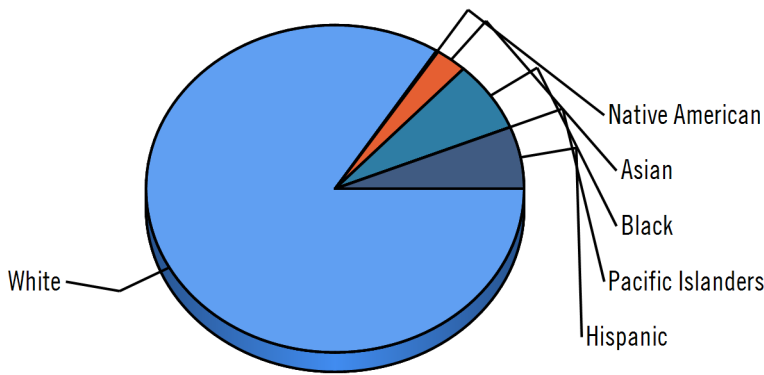


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Population by Distance and Age (2020)

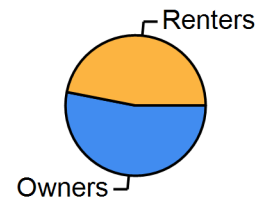


Ethnicity within 5 miles

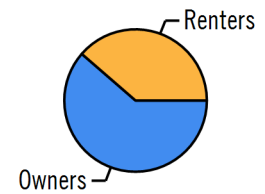


White Native American Asian Black Pacific Islanders Hispanic

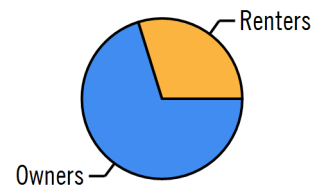
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

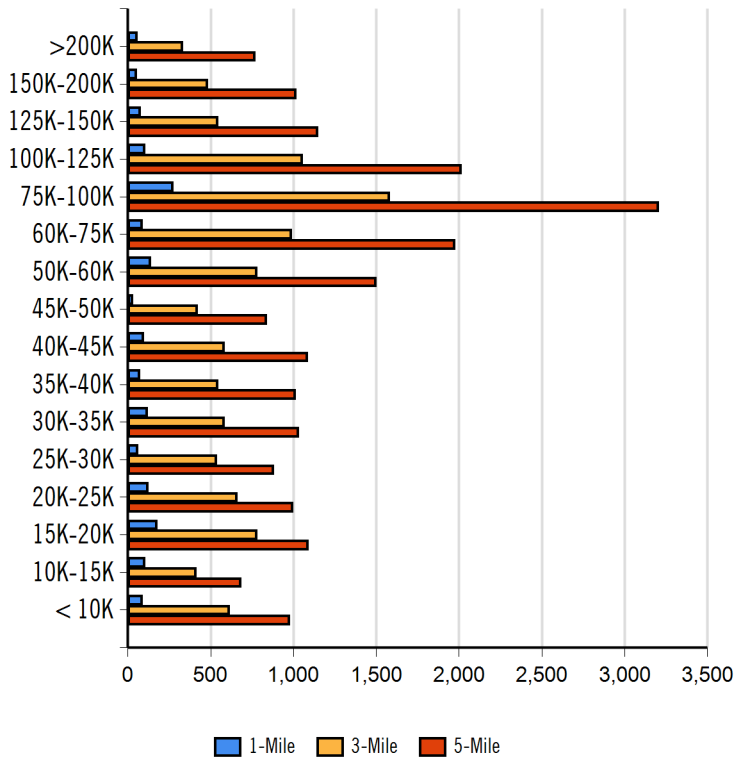
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,102	83	1.30 %
3-Mile	14,376	674	2.68 %
5-Mile	26,872	1,191	3.11 %

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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	32	0	82	127	12	471	124	39	171	515	271	28	150
3-Mile	36	16	598	1,984	327	2,697	580	139	1,022	2,924	2,013	137	1,364
5-Mile	66	19	1,399	3,700	772	4,523	1,477	272	2,146	5,385	3,286	361	2,337

Household Income



Radius	Median Household Income
1-Mile	\$54,751.00
3-Mile	\$60,698.86
5-Mile	\$70,604.24

Radius	Average Household Income
1-Mile	\$60,426.83
3-Mile	\$70,294.45
5-Mile	\$76,556.67

Radius	Aggregate Household Income
1-Mile	\$104,044,413.90
3-Mile	\$738,992,144.48
5-Mile	\$1,484,769,592.41

Education

	1-Mile	3-mile	5-mile
Pop > 25	2,537	17,920	34,293
High School Grad	626	5,074	9,702
Some College	705	4,350	7,919
Associates	240	1,559	2,924
Bachelors	480	2,913	6,018
Masters	118	661	1,458
Prof. Degree	36	183	443
Doctorate	3	69	129

Tapestry

	1-Mile	3-mile	5-mile
Expensive Homes	0 %	13 %	40 %
Households with 4+ Cars	22 %	74 %	105 %
Military Households	0 %	2 %	6 %
Mobile Homes	22 %	59 %	98 %
New Homes	177 %	213 %	265 %
New Households	58 %	84 %	92 %
Public Transportation Users	1 %	2 %	3 %
Teen's	37 %	68 %	82 %
Vacant Ready For Rent	26 %	76 %	86 %
Young Wealthy Households	159 %	116 %	116 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	76,546,932		521,051,582		1,002,501,053	
Average annual household	45,638		49,124		51,060	
Food	6,003	13.15 %	6,401	13.03 %	6,622	12.97 %
Food at home	3,978		4,166		4,273	
Cereals and bakery products	565		592		607	
Cereals and cereal products	202		211		216	
Bakery products	363		380		390	
Meats poultry fish and eggs	793		830		850	
Beef	183		193		198	
Pork	143		150		152	
Poultry	150		156		160	
Fish and seafood	127		134		138	
Eggs	65		67		68	
Dairy products	401		421		435	
Fruits and vegetables	801		845		866	
Fresh fruits	116		124		127	
Processed vegetables	154		161		164	
Sugar and other sweets	147		153		157	
Fats and oils	126		132		135	
Miscellaneous foods	753		784		804	
Nonalcoholic beverages	343		355		362	
Food away from home	2,024		2,235		2,348	
Alcoholic beverages	319		354		373	
Housing	16,675	36.54 %	17,652	35.93 %	18,201	35.65 %
Shelter	10,049		10,654		11,009	
Owned dwellings	5,820		6,391		6,692	
Mortgage interest and charges	2,932		3,235		3,403	
Property taxes	1,946		2,142		2,251	
Maintenance repairs	941		1,012		1,037	
Rented dwellings	3,484		3,408		3,391	
Other lodging	745		854		925	
Utilities fuels	3,971		4,139		4,214	
Natural gas	367		389		399	
Electricity	1,600		1,648		1,669	
Fuel oil	149		158		163	
Telephone services	1,235		1,291		1,315	
Water and other public services	618		651		666	
Household operations	1,115	2.44 %	1,211	2.47 %	1,263	2.47 %
Personal services	323		355		373	
Other household expenses	791		856		890	
Housekeeping supplies	559		593		614	
Laundry and cleaning supplies	157		162		165	
Other household products	320		346		359	
Postage and stationery	80		85		89	
Household furnishings	980		1,054		1,099	
Household textiles	72		78		81	
Furniture	212		232		249	
Floor coverings	22		26		28	
Major appliances	134		138		138	
Small appliances	80		88		93	
Miscellaneous	457		490		508	
Apparel and services	1,250	2.74 %	1,330	2.71 %	1,381	2.70 %
Men and boys	248		261		275	
Men 16 and over	206		217		229	
Boys 2 to 15	41		43		46	
Women and girls	443		474		491	

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Women 16 and over	367	398	416
Girls 2 to 15	76	76	75
Children under 2	89	90	92

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	76,546,932		521,051,582		1,002,501,053	
Average annual household	45,638		49,124		51,060	
Transportation	6,282	13.76 %	6,751	13.74 %	6,972	13.65 %
Vehicle purchases	1,461		1,593		1,665	
Cars and trucks new	725		810		857	
Cars and trucks used	694		742		765	
Gasoline and motor oil	2,019		2,127		2,171	
Other vehicle expenses	2,383		2,550		2,623	
Vehicle finance charges	158		172		178	
Maintenance and repairs	823		888		920	
Vehicle insurance	1,106		1,168		1,189	
Vehicle rental leases	294		321		336	
Public transportation	418		479		512	
Health care	3,505	7.68 %	3,772	7.68 %	3,874	7.59 %
Health insurance	2,317		2,471		2,530	
Medical services	725		793		821	
Drugs	348		384		394	
Medical supplies	114		123		127	
Entertainment	2,692	5.90 %	2,923	5.95 %	3,026	5.93 %
Fees and admissions	484		561		603	
Television radios	988		1,029		1,046	
Pets toys	977		1,070		1,107	
Personal care products	589		635		662	
Reading	48		54		56	
Education	1,151		1,275		1,390	
Tobacco products	396		396		396	
Miscellaneous	708	1.55 %	782	1.59 %	824	1.61 %
Cash contributions	1,229		1,295		1,347	
Personal insurance	4,786		5,497		5,930	
Life and other personal insurance	148		169		176	
Pensions and Social Security	4,638		5,327		5,754	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	6,247	4,923	27.69 %	1,817	3,812	3,373	2,874	922
3-Mile	2020	20,143	16,130	23.67 %	5,004	13,772	13,395	6,748	2,956
5-Mile	2020	28,773	23,084	23.78 %	6,413	20,610	20,861	7,912	4,208
1-Mile	2023	5,845	4,923	19.84 %	1,699	3,568	3,186	2,659	1,759
3-Mile	2023	18,861	16,130	15.96 %	4,686	12,894	12,950	5,911	5,635
5-Mile	2023	26,888	23,084	15.75 %	5,996	19,257	20,294	6,594	8,086

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 120 Brawley School Rd, Mooresville, NC 28117

CITY, STATE

Mooresville, NC

POPULATION

28,618

AVG. HHSIZE

2.54

MEDIAN HH INCOME

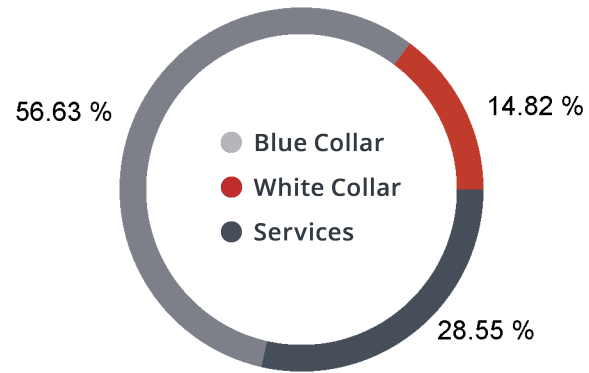
\$64,906

HOME OWNERSHIP

Renters: **4,180**

Owners: **7,076**

EMPLOYMENT

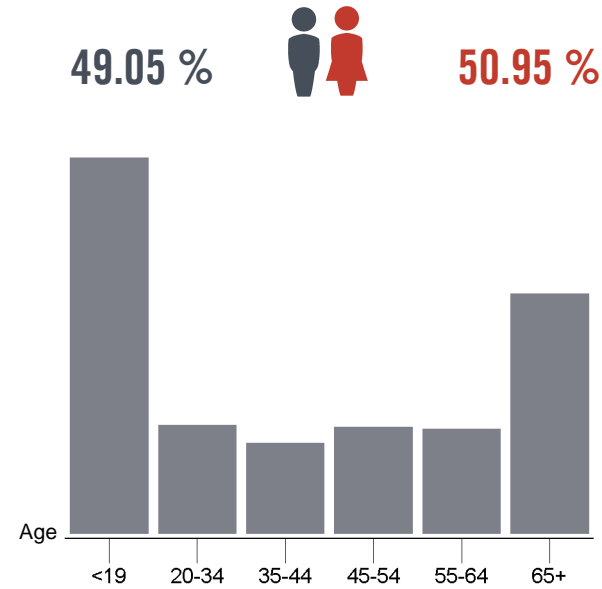


51.69 % Employed
2.37 % Unemployed

EDUCATION

High School Grad: **27.35 %**
Some College: **24.00 %**
Associates: **8.84 %**
Bachelors: **25.95 %**

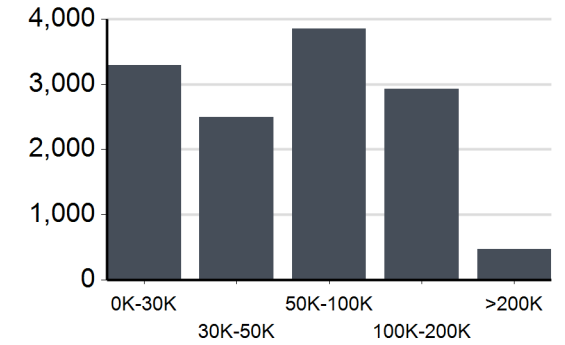
GENDER & AGE



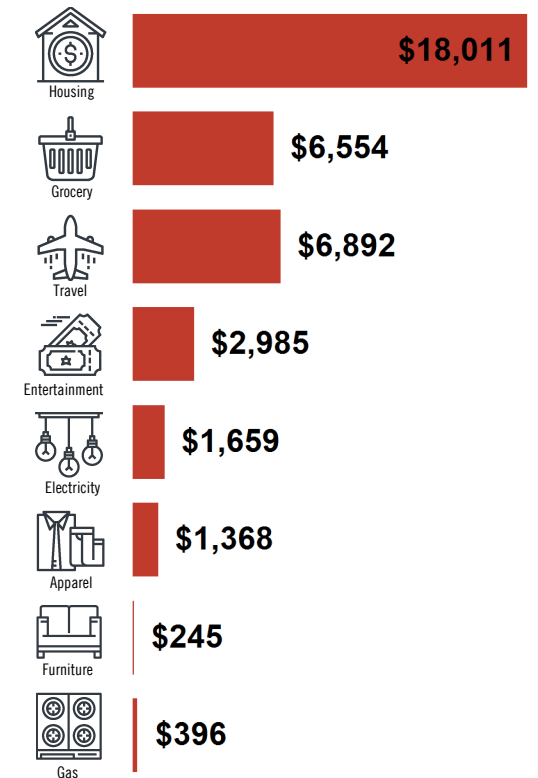
RACE & ETHNICITY

White: **81.19 %**
Asian: **4.43 %**
Native American: **0.07 %**
Pacific Islanders: **0.00 %**
African-American: **5.27 %**
Hispanic: **5.63 %**
Two or More Races: **3.41 %**

INCOME BY HOUSEHOLD



HH SPENDING



120 Brawley School Rd

Reid Real Estate

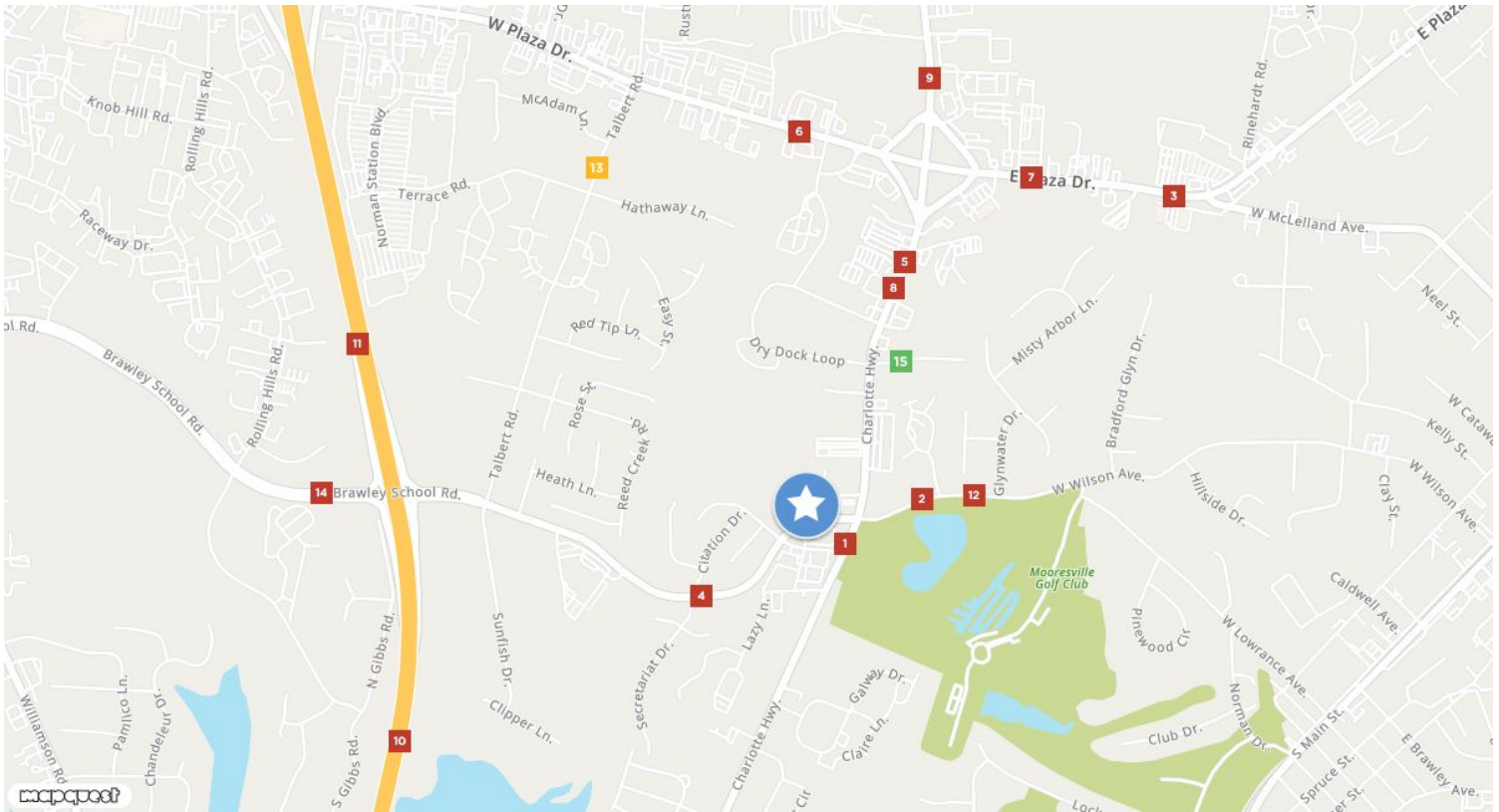
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Nearby
Retail



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Traffic Counts



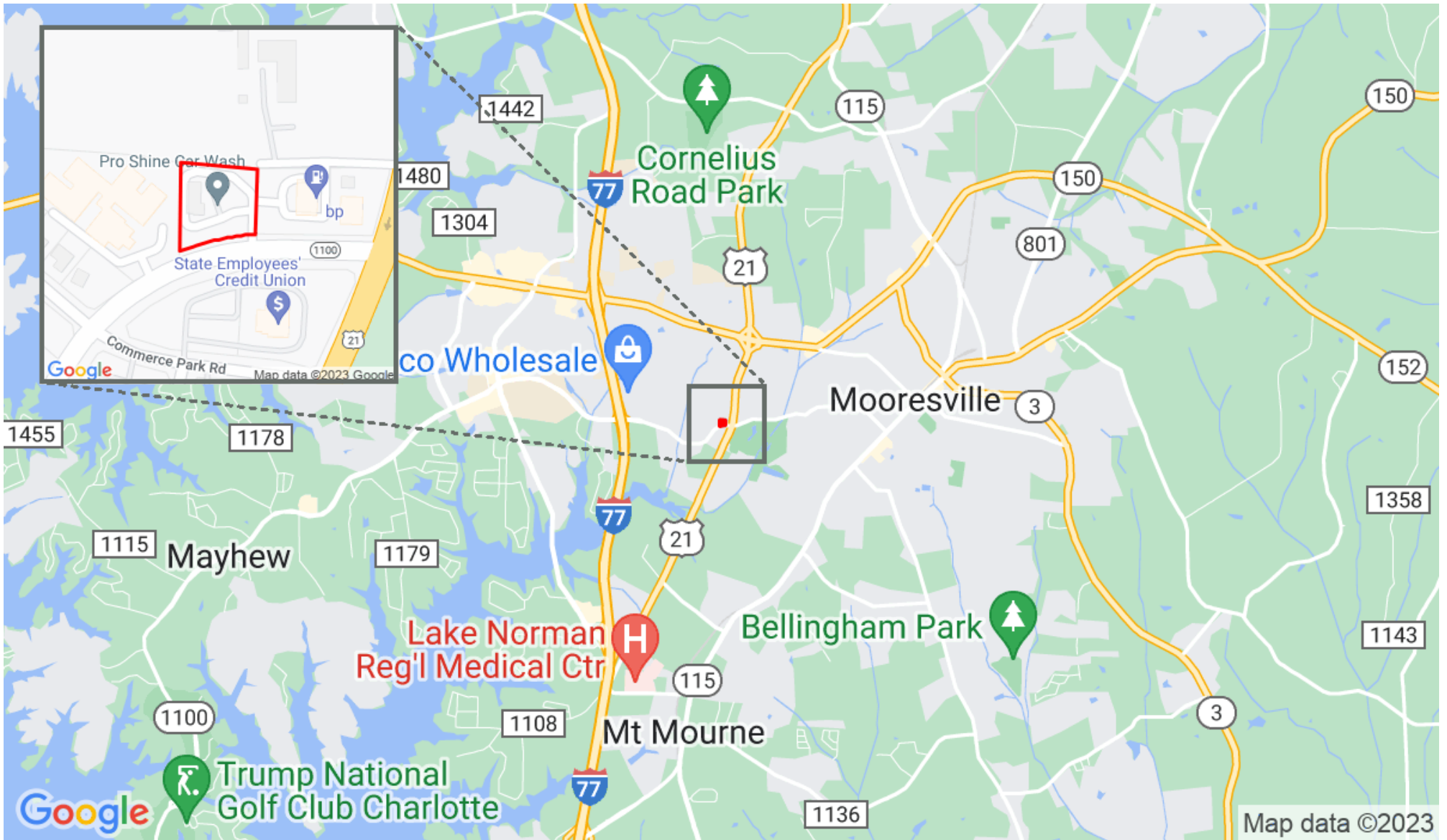
Charlotte Highway 1 Brawley School Rd Year: 2021 17,890 est Year: 2019 18,500 Year: 2016 17,000	West Wilson Avenue 2 Year: 2021 18,573 est Year: 2019 18,500	West Plaza Drive 3 W McLelland Ave Year: 2021 35,240 est Year: 2019 31,000 Year: 2016 38,000	Brawley School Rd 4 Citation Dr Year: 2021 16,983 est Year: 2018 20,000 Year: 2016 17,000	Charlotte Hwy 5 Fernwood Ln Year: 2021 19,507 est Year: 2018 20,500 Year: 2015 18,000
W Plaza Dr 6 Macleod Dr Year: 2021 36,387 est Year: 2018 38,000 Year: 2016 36,000	W Plaza Dr 7 2700 Year: 2021 40,050 est Year: 2018 40,000 Year: 2016 38,000	Charlotte Hwy 8 1173 Year: 2021 17,832 est Year: 2016 18,000 Year: 2009 19,000	Charlotte Hwy 9 Bandit Ln Year: 2021 12,382 est Year: 2016 13,000 Year: 2015 12,000	I- 77 10 Brawley School Rd Year: 2021 70,777 est Year: 2016 71,000 Year: 2015 70,000
I- 77 11 Brawley School Rd Year: 2021 65,259 est Year: 2016 64,000 Year: 2015 62,000	W Wilson Ave 12 Glynwater Dr Year: 2021 15,683 est Year: 2015 16,000 Year: 2005 14,000	1116 13 TerRd Year: 2021 7,407 est Year: 2015 8,900 Year: 2011 6,500	Brawley School Rd 14 Sunridge Ln Year: 2021 14,416 est Year: 2013 23,000 Year: 2009 15,000	Vandalia Rd 15 Year: 0 est Year: 1998 150

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120 Brawley School Rd

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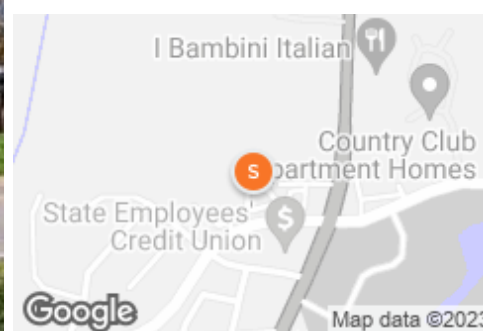
Automated Car Wash: Mooresville, NC

120 Brawley School Rd., Mooresville, NC, 28117

Car Wash For Sale

Prepared on May 04, 2023

1 of 1 Listings



Listing Details | Specialty For Sale

Total Available Space	2,588 SF	Tax Year	2022
Asking Price	\$2,250,000	Real Estate Taxes	\$12,891 in 2022
Listing Price Per SF	\$869.40	Vacant	No
Cap Rate	-	Available Date	5/04/2023
Total Expenses	\$12,891	Days On Market	24 days
Terms	Cash	Date Listed	4/10/2023
Investment	Yes	Last Modified	5/04/2023
Possession	Now	Listing ID	38002026
Signage	On Building & Free-Standing	Owner Occupied	Yes
Show Instructions	Call broker	Parking Spaces	-
Free & Clear	Yes		

Description

Modern, strategically located automated car wash.

Very clean operation with multiple entry/exits, and comfortable wait room areas, both inside and out. Situated in an area providing essential consumer needs with schools, municipality offices, retail, and financial institutions all within blocks of the site.

Surrounded by numerous neighborhoods in all directions, the median real estate price is a respectable \$313,077.

CPD is 20,000 in front of the facility, and 19,000 at the signalized intersection.

Asking price is \$2,250,000 for the real property, FF&E and 0.95 acre of land.

Iredell County Parcel # 4657-20-38998-000.

Property Features

Location Details

Address	120 Brawley School Rd., Mooresville, ...
Zoning	HB
County	Iredell

Parcels	4657203898.000
Name	120 Brawley School Rd

Building Details

Sub Type	Car Wash
Building Status	Existing
Building Size	2,588 SF
Land Size	0.95 Acres / 41,382 SF
Number of Buildings	1

Number of Floors	1
Year Built	2010
Occupancy Type	Single Tenant
Percent Occupied	100%

Owner Contact Information

Legal Owner

Nassar Simonetti Investments Llc
5309 Monroe Rd
CHARLOTTE, NC 28205

True Owner

Not Available

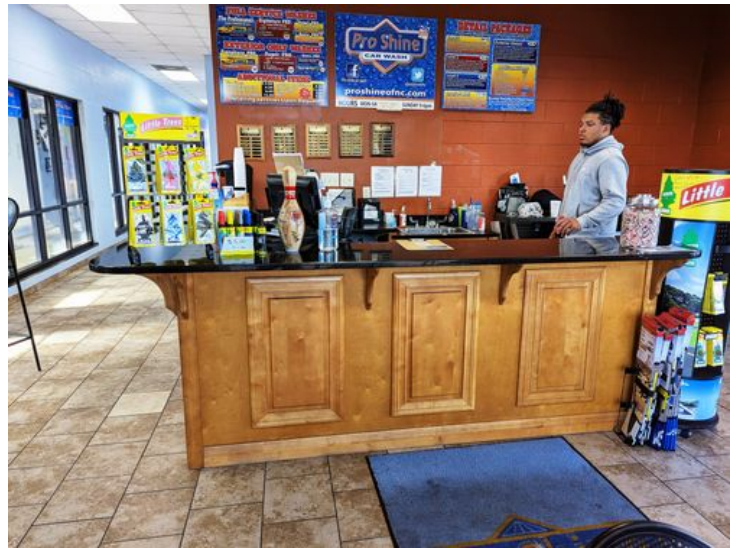
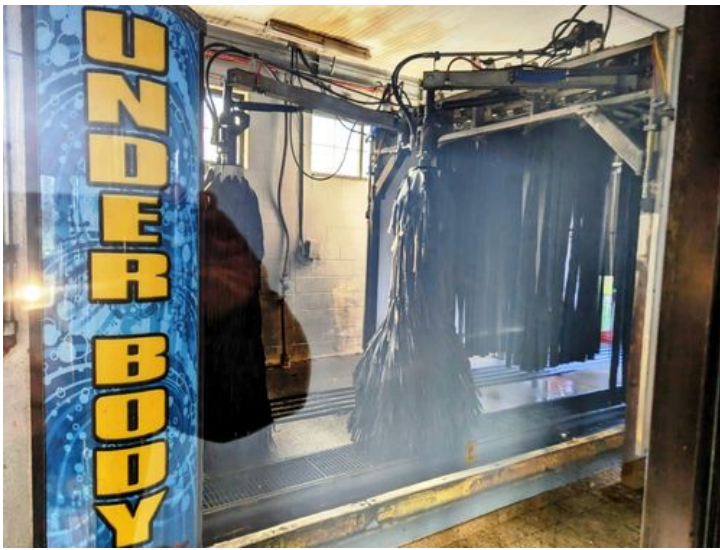
Property Listings

1 Listing | 2,588 SF | \$2,250,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Automated Car Wash	-	2,588 SF	\$2,250,000	5/04/2023

Additional Photos







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William Reid Smith
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reid@reidrealestate.net



120 Brawley School Rd

120 Brawley School Rd
Mooresville, NC 28117

Owner NASSAR SIMONETTI INVESTMENTS LLC

Buyer

Class

Building Size 2,588 SF

Year Built 2010

Specialty For Sale

List Price	\$2,250,000.00
\$/SF	\$869.40 Per SF
Office SF	
Industrial SF	
Retail SF	
Land Size	0.95 Acres
Parking Ratio	

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	Address	Status	Floor/Suite	Land	Building SF	Available SF	Price
1	120 Brawley School Rd	Specialty For Sale	Floor 1	0.95 Acres	2,588 SF	2,588 SF	\$2,250,000.00

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