

For Sale



8062 Orange Centre Drive, Lewis Center, Ohio 43035

High Traffic Car Wash For Sale in Lewis Center, Ohio

- Ninja Xpress Car Wash
- Full Service Car Wash with separate detailing area
- Excellent Investment and redevelopment location
- ± 14,028 Square Feet of Building
- ± 1.681 Acre Lot
- Potential Lease Back for 1/2 of the Building
- Ninja Express Business and Real Estate Shown is for Sale, Eclipse Detailing Business and Their Equipment is Not Included (Company Which Leases Space)



Click Here to View Property Video

Randy Best CCIM, SIOR

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Questions? Contact Us:

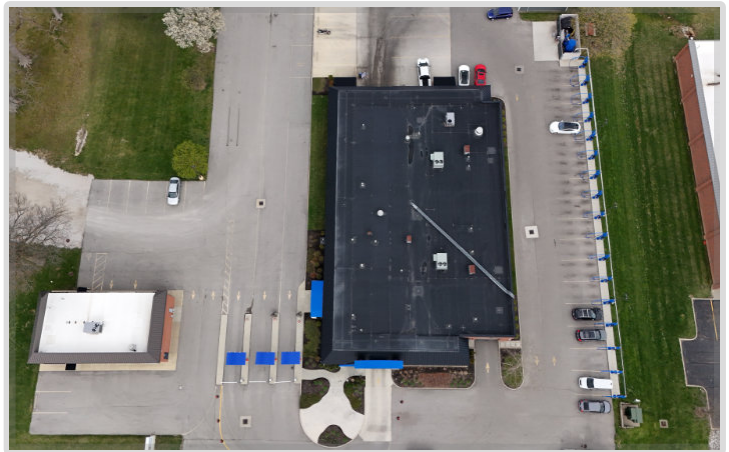
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Exterior Photos



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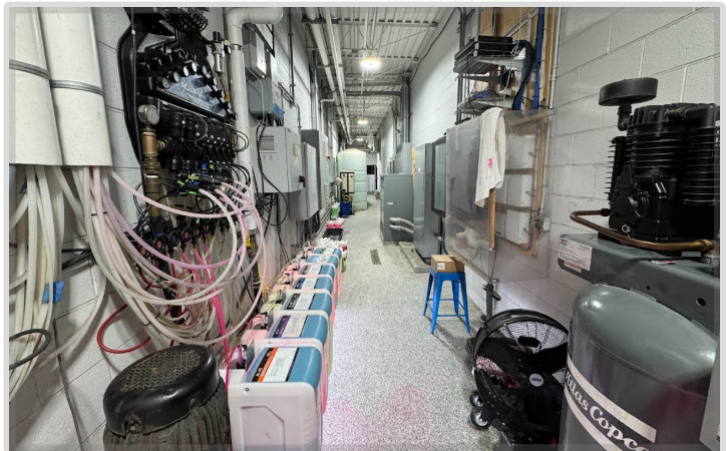
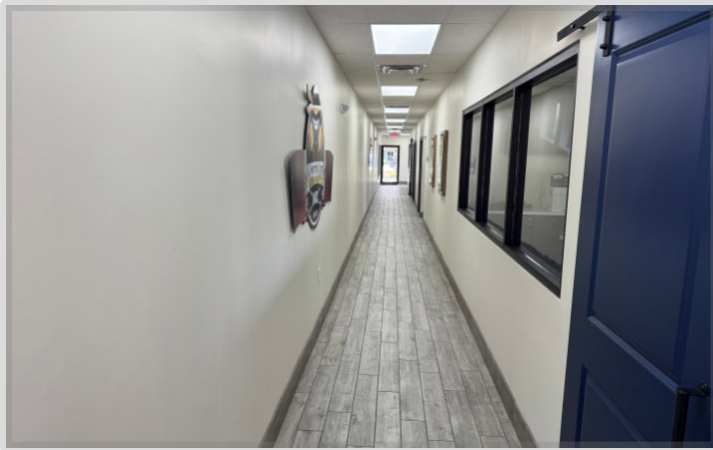
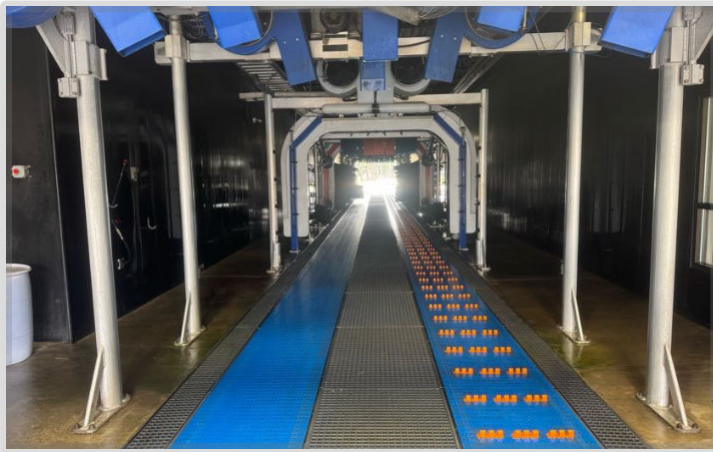
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Interior Photos



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Additional Property Information

Legal Information

Legal Property Description	Car Wash
Price	\$2,582,835
Parcel Number	318-321-01-005-002
Possession	Immediate

Land Information

Land Acreage	± 1.681 Acres
Parking Available	Yes
Current Use	Car Wash and Detailing Shop
Current Zoning	Commercial
Jurisdiction and School District	Orange Township

Structural Information

Building Square Footage	± 14,028 Square Feet
Units Square Footage	± 7,000 & 7,028
Floors Above Ground	1
Year Built	1990
Drive-In Doors	3

Additional Information

Lot Specifics	Separate Detailing Building Included
Parcel Benefits	Easy Access
HVAC	Overhead
Water/Sewer System	Del Co. Water
Real Estate Taxes (2025)	\$34,235.28

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Parcel View



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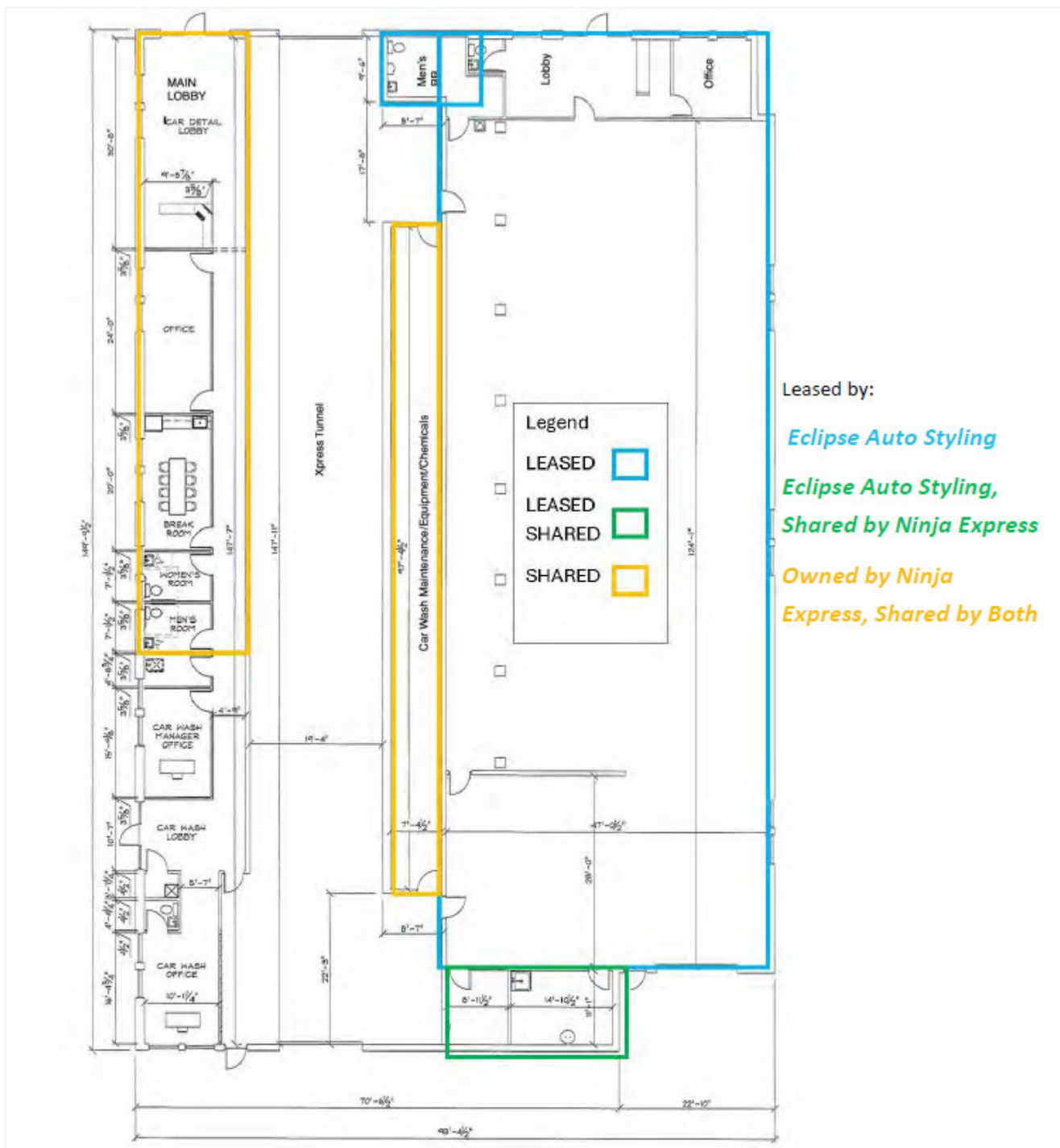


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

4608 Sawmill Road, Columbus, Ohio 43220
www.BestCorporateRealEstate.com

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Floor Plan



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Nearby Amenities



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1 Mile



4.06K



3.36K



\$160.56K

3 Mile



60.24K



50.89K



174.87K

5 Mile



153.54K



129.53K



169.37K

Nearby Traffic

Columbus Pike

±39,664 VPD

E Orange Rd

±9,777 VPD

Highfird Dr

±3,979 VPD

Zip Code Demographics

Area Population

33,032

Area Households

12,596

Average Income

\$154,683

Major Nearby Interstates



THE CITY OF COLUMBUS

Major Regional Employers



Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.

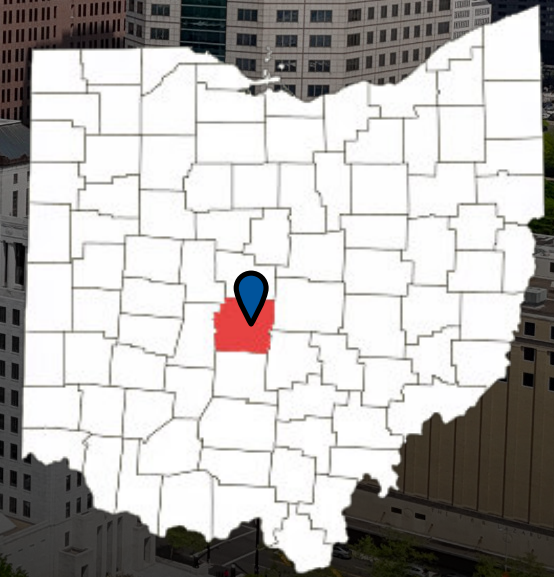


Photo: Downtown Columbus

Demographics

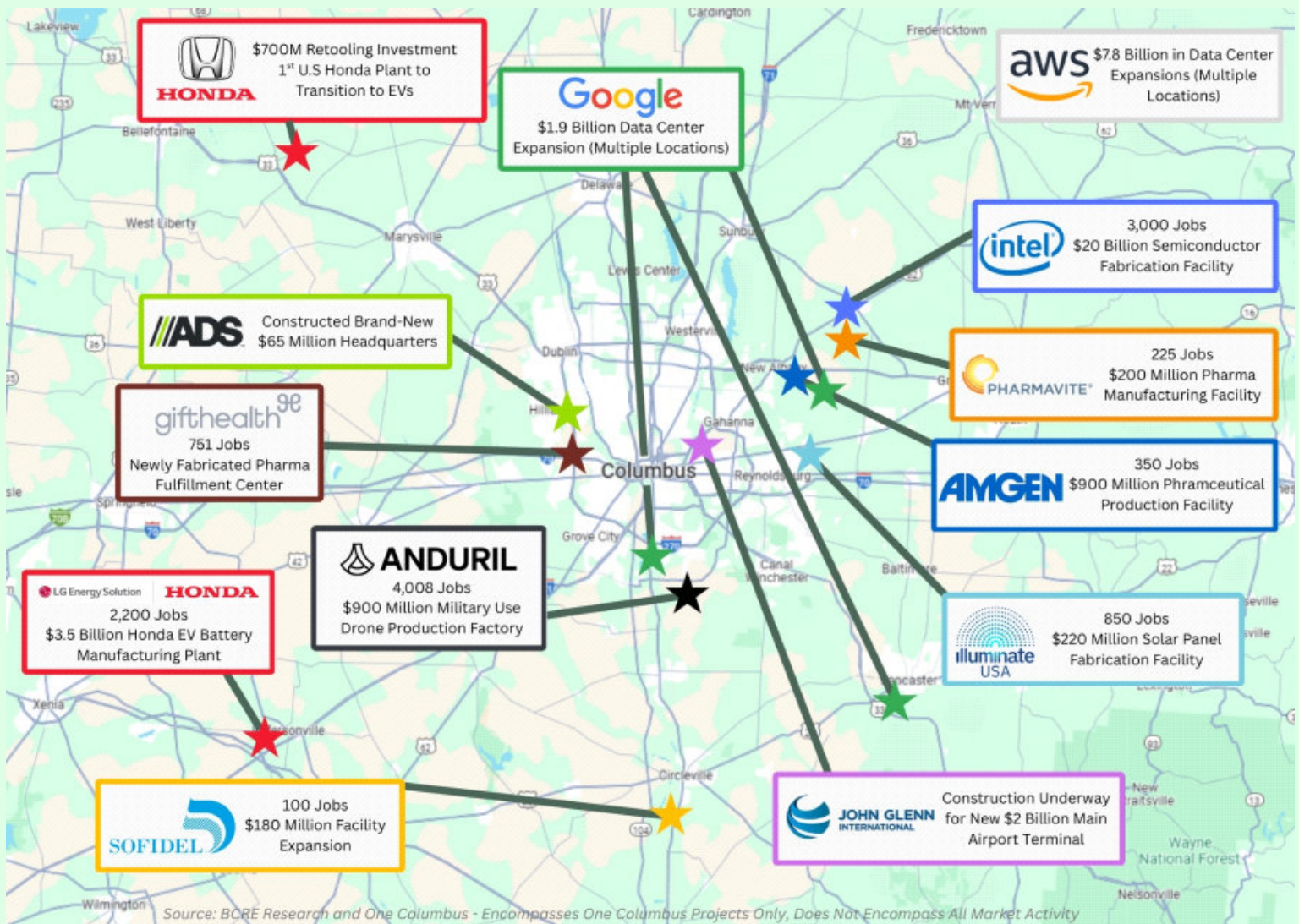


Sources used: Wikipedia,

Major Nearby Interstates



NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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Corporate Real Estate