

CAR WASH FOR SALE

# 4437 NEAL RD.

4437 Neal Rd. | Durham, NC 27705

919.698.8799  
graham@cityplat.com  
**GRAHAM STOREY**

**CITYPLAT**  
COMMERCIAL REAL ESTATE

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Durham, NC 27705

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## PROPERTY DESCRIPTION

Own a piece of booming Durham, NC. This established, fully operational car wash at 4437 Neal Rd is a turnkey opportunity with real room to grow. Washes like this in one of NC's hottest markets rarely hit the market. Don't miss your chance.

## PROPERTY HIGHLIGHTS

- 4 self-serve bays + 2 automatic bays
- Minutes from I-85 (56,000+ VPD) and NC 147
- Full revenue package: 6 vacuums, Unitec WashSelect II autocashiers, vending
- Built in 2003 and well-maintained
- Zoned Light Industrial (IL); Parcel ID 175245
- Established West Durham trade area

## OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	0.718 Acres
Building Size:	3,076 SF
Pro Forma NOI:	\$126,973.00
Pro Forma Cap Rate:	10.16%

## DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
Total Households	6,957	48,110	150,338
Total Population	15,295	110,274	370,394
Average HH Income	\$143,506	\$111,730	\$114,306

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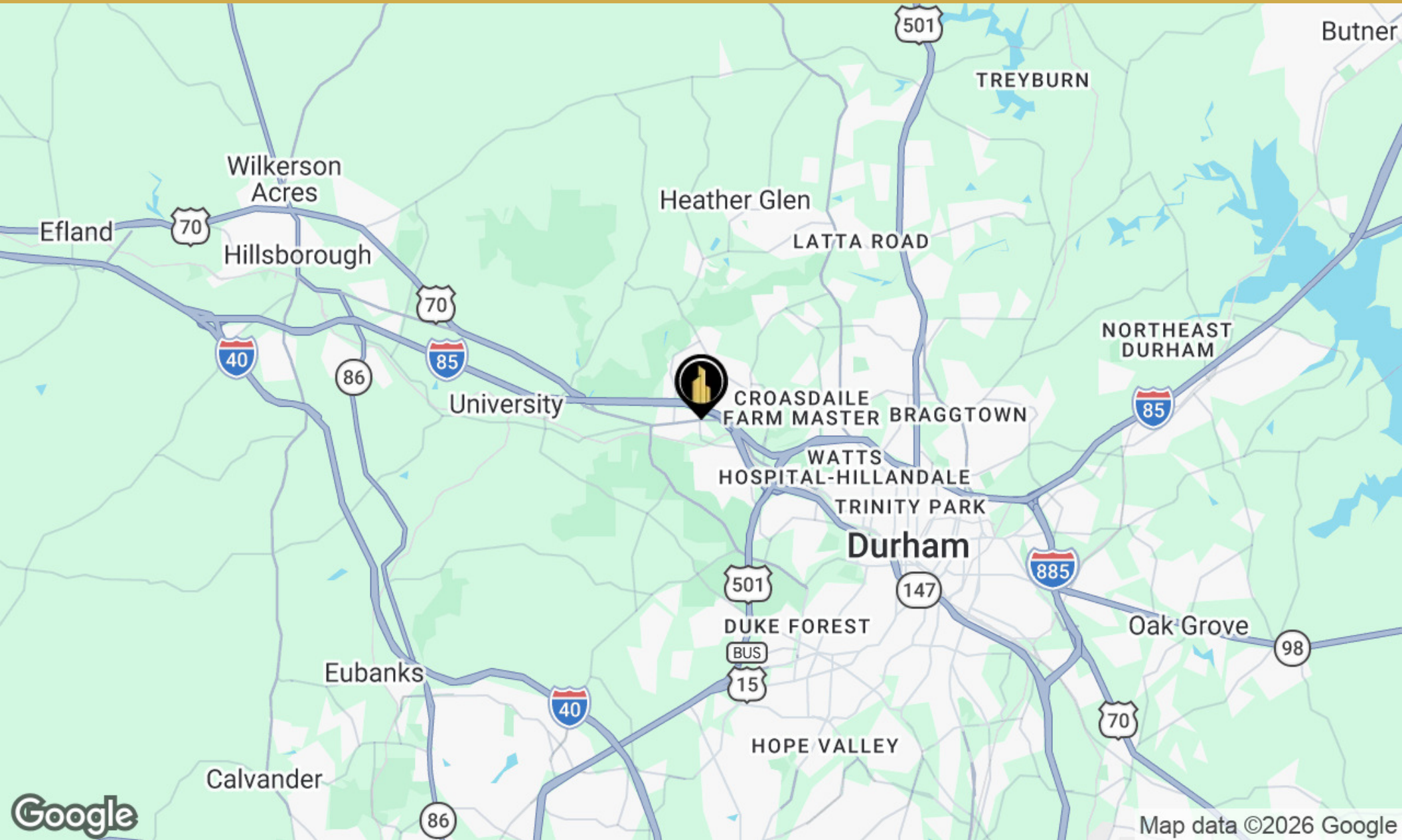
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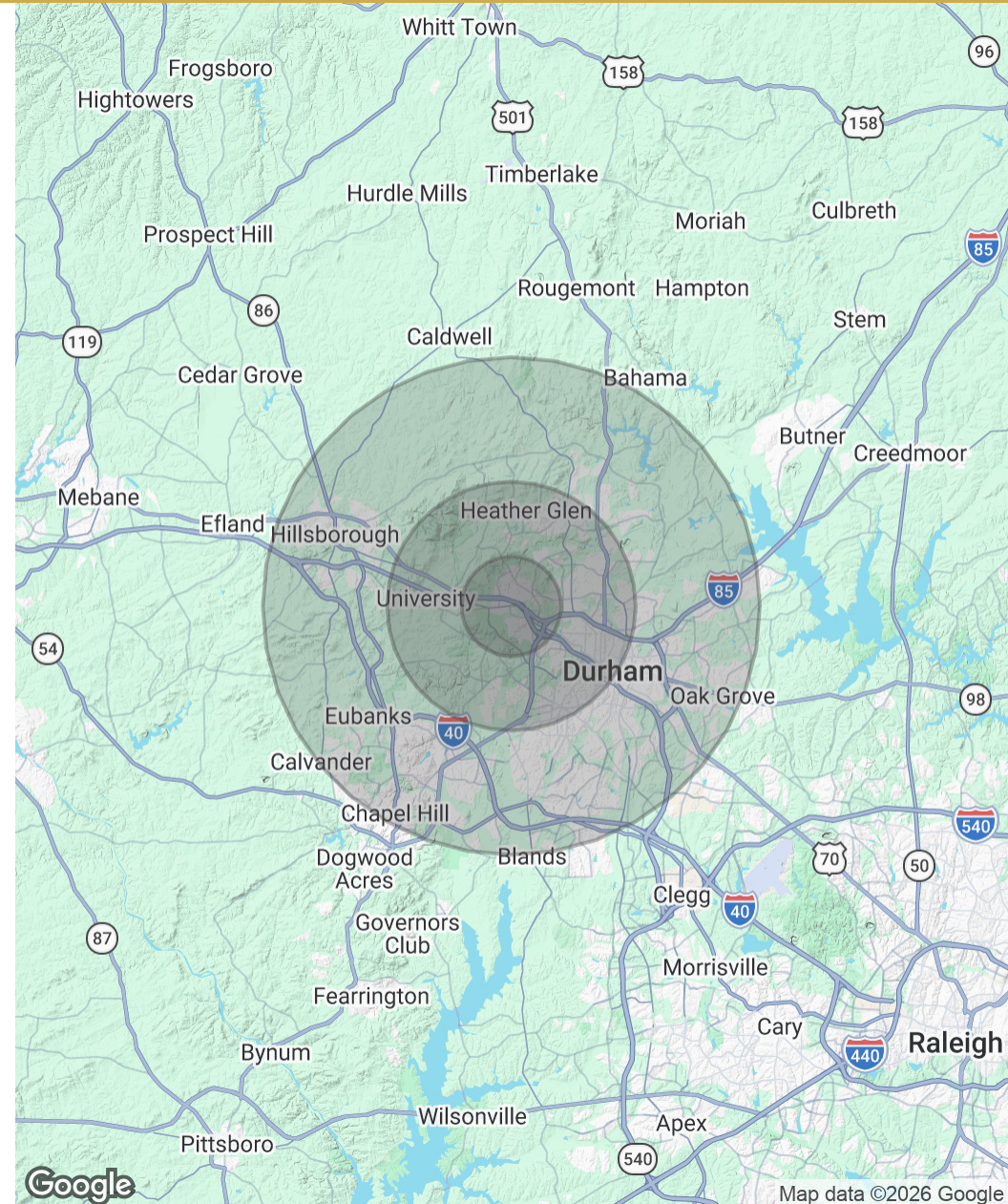
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	15,295	110,274	370,394
Average Age	42.4	37.9	37.4
Average Age (Male)	42.2	37.5	36.5
Average Age (Female)	42.2	38.7	38.2

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	6,957	48,110	150,338
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$143,506	\$111,730	\$114,306
Average House Value	\$432,937	\$420,846	\$409,173

2023 American Community Survey (ACS)



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