

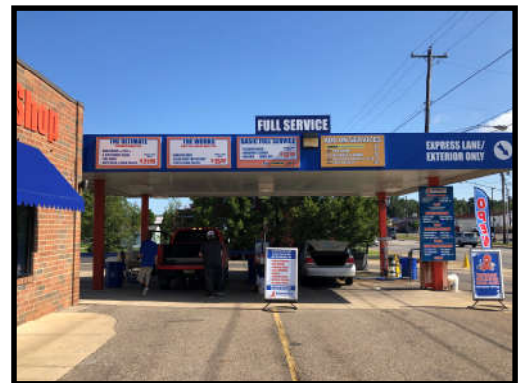


\$2,300,000

**For Sale** **2415 Maple Ave**  
Zanesville, Ohio 43701

## *Squiggly's Car Wash for Sale*

- Long term Owner retiring
- Building is a total of +/- 8,966 SF
- Multi-bay detail shop areas
- +/- .713 acres total
- Approximately 55,000 car washes last year
- Upgraded Macneil automatic equipment
- New HVAC systems and roof
- Established high volume and profitable location
- Sale includes real estate, furnishings, fixtures and equipment
- Confidential sale - confidentiality agreement required



BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM, SIOR  
2121 RIVERSIDE DRIVE  
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We have no reason to doubt its accuracy, but we do not guarantee it.

**Customer Full****Commercial-Other Com**

List Number: 220027707

**Status:** Active  
**Listing Service:**  
**Original List Price:** \$2,300,000

**List Price:** \$2,300,000  
**Showing Start Date:** 08/14/2020  
**List Price Sqft:** \$256.52  
**VT:**
**Parcel #:** 86-09-01-01-000**Previous Use:****Use Code:** 443 - CARWASH-FULL SERVICE/AUTO**Tax District:** 80 **Zoning:** Car Wash**For Sale:** Yes**For Lease:** No**Exchange:** No**Occupancy Rate:****Mortgage Balance:****Gross Income:** 0**Assoc/Condo Fee:****Total Op Expenses:** 0**Addl Acc Cond:** None Known**NOI:** 0**Tax Abatement:** No**Abatement End Date:****Tax Incentive:****Taxes (Yrly):** 6,428.4**Tax Year:** 2019**Possession:****Assessment:****General Information**
**Address:** 2415 Maple Avenue  
**Between Street:** W Taylor St & francis St  
**Complex:**  
**Dist To Interchange:**
**Unit/Suite #:**  
**City:** Zanesville  
**County:** Muskingum  
**Mult Parcels/Sch Dis:** No

**Zip Code:** 43701  
**Corp Limit:** Zanesville  
**Township:** None  
**Near Interchange:**
**Tax District:** 80**Building Information**
**Total SqFt Available:** 8,966  
**Bldg Sq Ft:** 8,966  
**# Floors AboveGround:** 1  
**# of Docks:** 0  
**Year Built:** 1989  
**Traffic CountPerDay:**
**Minimum Sqft Avail:** 8,966  
**Acreage:** 0.71  
**# Units:**  
**# Drive-In Doors:** 4  
**Year Remodeled:**  
**Ceiling Height Ft:**
**Max Cont Sqft Avail:** 8,966  
**Lot Size:**  
**Parking Ratio/1000:**  
**Total Parking:**  
**Bay Size:**

| Suite Number | SqFt | Date Avail | Suite # | Sqft | Date Avail |
|--------------|------|------------|---------|------|------------|
| 1:           |      |            | 3:      |      |            |
| 2:           |      |            | 4:      |      |            |

**Financials**
**Lease Rate \$/Sq Ft:** 0  
**Expenses Paid by L:**  
**T Reimburses L: Curr Yr Est \$/SF TRL:** 0  
**T Contracts Directly:**  
**Curr Yr Est \$/SF TRL:** 0  
**Curr Yr Est \$/SF LL:**
**Term Desired:**  
 Will LL Remodel:  
**Finish Allow/SQFT \$:**  
**Pass Exp Over BaseYr:**  
**Exp Stop \$:**
**Features**
**Heat Fuel:**  
**Heat Type:** Electric:  
**Electric:** Misc Int & Ext Info:  
**Services Available:**  
**Construction:**  
**Sprinkler:**  
**Mult Use:**  
**New Financing:** MLS Primary PhotoSrc: Realtor Provided
**Property Description**

Building is a total of +/- 8,966 SF. Multi-bay detail shop areas. +/- .713 acres total. Approximately 55,000 car washes last year. Upgraded Macneil automatic equipment. New HVAC systems and roof. Established high volume and profitable location. Sale includes real estate, furnishings, fixtures and equipment. Confidential sale - confidentiality agreement required

**Sold Info**
**Sold Date:** DOM: 2 SP:  
 Sold Non-MLS: No  
 SlrCns: SlrAst:

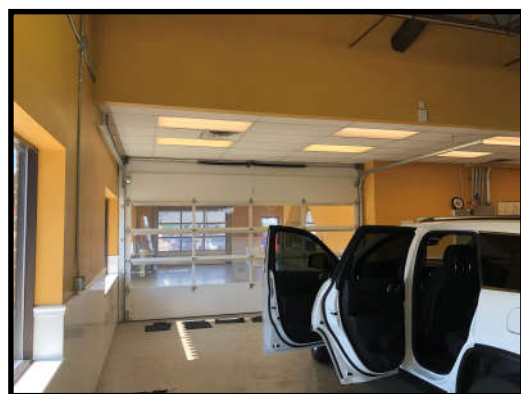
**Sold Non-MLS:** No  
**August 14, 2020**
**Prepared by:** Randy J Best

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2020 MLS and FBS. Prepared by Randy J Best on Friday, August 14, 2020 11:04 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

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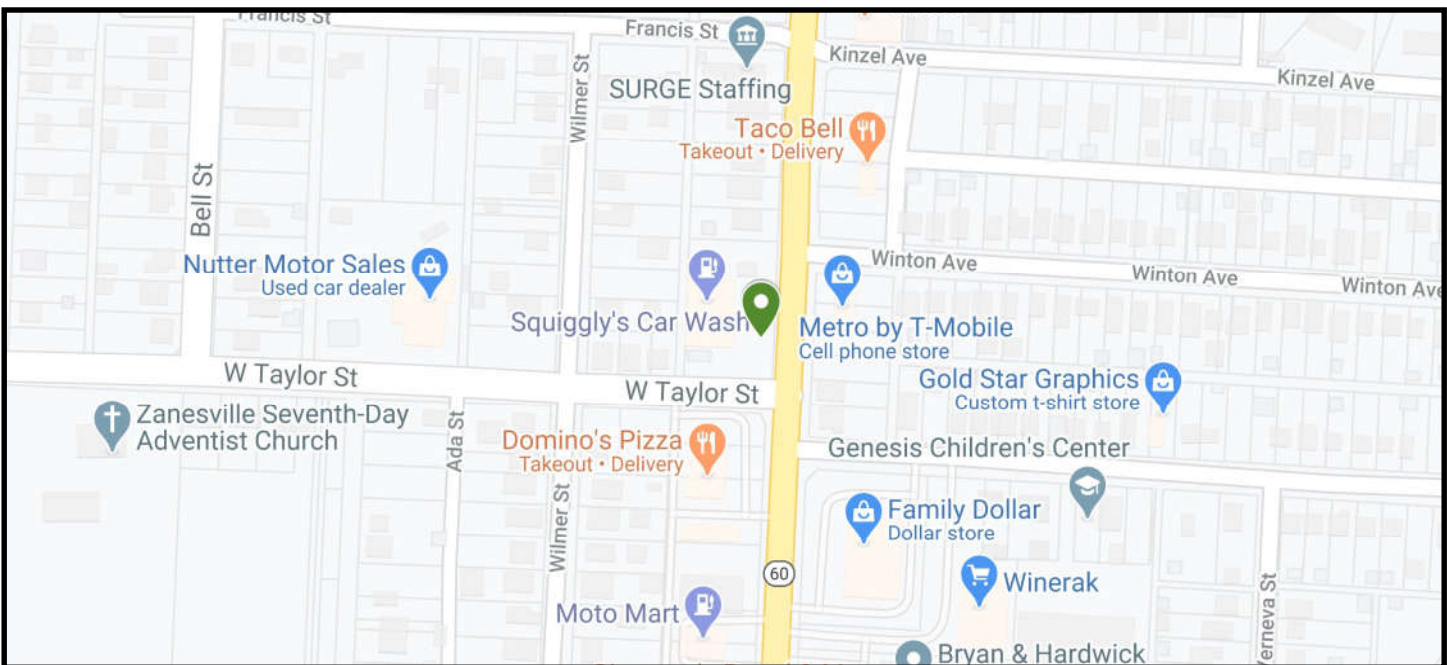
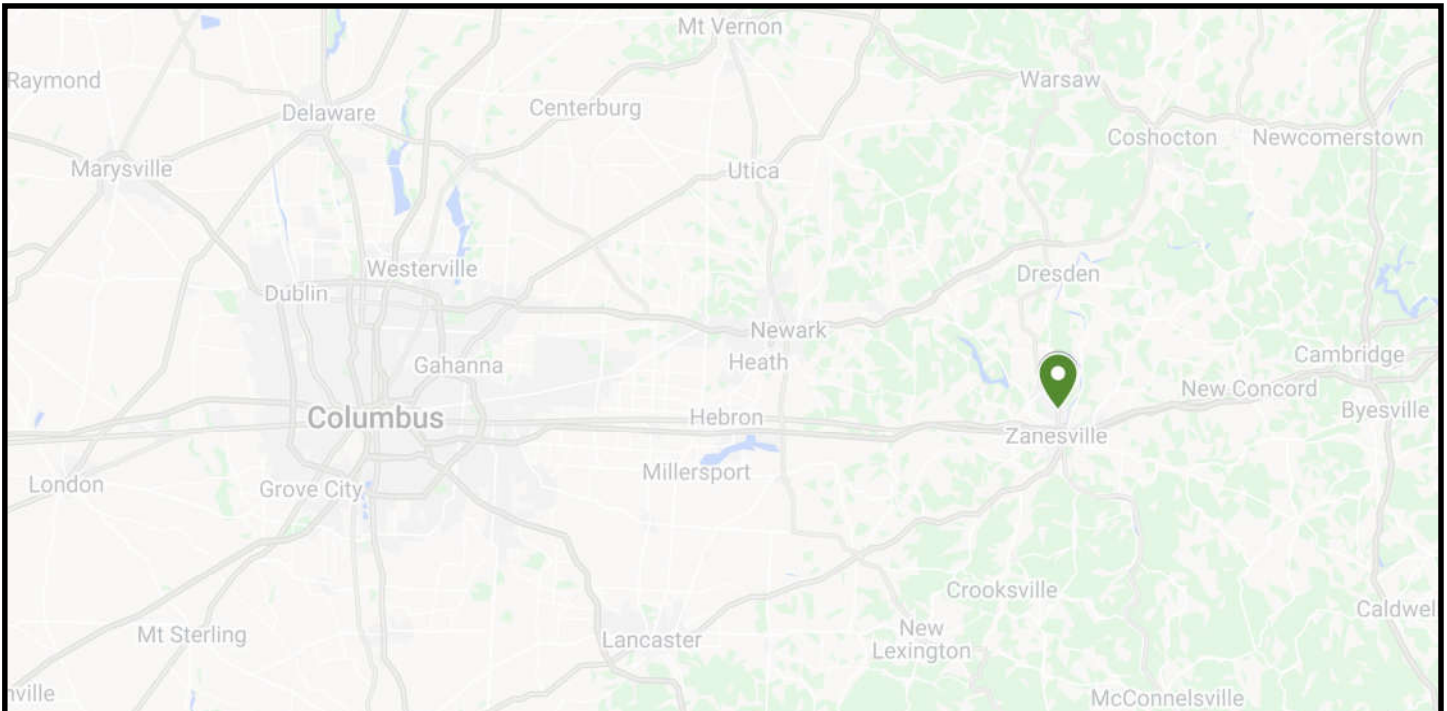
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## *Aerial View*



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# Traffic Count Profile

2415 Maple Ave, Zanesville, Ohio, 43701  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.96780  
Longitude: -82.00999

| Distance: | Street:            | Closest Cross-street:          | Year of Count: | Count: |
|-----------|--------------------|--------------------------------|----------------|--------|
| 0.15      | Taylor Street      | Verneva St (0.01 miles E)      | 2019           | 4,142  |
| 0.16      | Taylor Street      | Bell St (0.01 miles W)         | 2019           | 3,927  |
| 0.33      | Dresden Road       | Yale Ave (0.0 miles SW)        | 2019           | 4,360  |
| 0.47      | Dresden Road       | Martin Rd (0.06 miles N)       | 2019           | 4,945  |
| 0.50      | Taylor Street      | Geneva Dr (0.02 miles W)       | 2019           | 3,228  |
| 0.58      | Taylor Street      | Vinsel St (0.01 miles E)       | 2019           | 3,168  |
| 0.58      | Tileston Avenue    | Hoge Ave (0.02 miles SE)       | 2019           | 233    |
| 0.61      | Maple Ave          | St Louis Ave (0.03 miles N)    | 2003           | 43,360 |
| 0.61      | Blue Avenue        | Brown St (0.06 miles E)        | 2019           | 8,751  |
| 0.65      | Mc Connell Avenue  | Caleb Dr (0.03 miles NW)       | 2019           | 1,780  |
| 0.71      | Treehouse Lane     | E Newman St (0.01 miles E)     | 2019           | 254    |
| 0.71      | Linden Avenue      | Orange St (0.02 miles SW)      | 2019           | 8,819  |
| 0.74      | Maple Avenue       | Webster St (0.01 miles S)      | 2019           | 24,784 |
| 0.80      | Military Road      | Dale Rd (0.07 miles E)         | 2019           | 901    |
| 0.80      | Delaware Avenue    | May St (0.04 miles NW)         | 2019           | 76     |
| 0.84      | East Military Road | Norcross Rd (0.06 miles NW)    | 2019           | 1,251  |
| 0.87      | Adams Lane         | Adams Cir (0.07 miles N)       | 2019           | 5,524  |
| 0.88      | Fairway Drive      | Greenpointe Way (0.02 miles N) | 2019           | 882    |
| 0.92      | Beverly Avenue     | Pfeifer Dr (0.06 miles N)      | 2019           | 1,580  |
| 0.95      | Laurel Avenue      | Myrtle Ave (0.03 miles E)      | 2018           | 449    |
| 1.01      | Adair Ave          | Maple Ave (0.04 miles E)       | 2003           | 12,400 |
| 1.01      | Adair Avenue       | Euclid Ave (0.06 miles E)      | 2019           | 14,711 |
| 1.03      | Adair Avenue       | Hazel Ave (0.02 miles W)       | 2019           | 8,823  |
| 1.06      | Adair Avenue       | Central Ave (0.01 miles SE)    | 2019           | 19,117 |
| 1.08      | Maple Avenue       | Abbey Pl (0.02 miles S)        | 2019           | 16,663 |
| 1.09      | Newark Road        | Old Newark Rd (0.1 miles SE)   | 2019           | 10,736 |
| 1.10      | Grandview Drive    | Circle Ct (0.05 miles SW)      | 2019           | 388    |
| 1.11      | Newark Rd          | Adair Ave (0.03 miles E)       | 2003           | 11,400 |
| 1.12      | Newark Rd          | Bussemer Ln (0.08 miles NW)    | 2003           | 11,400 |
| 1.14      | North River Road   | Neil Ave (0.18000001 miles NE) | 2019           | 1,005  |

**Data Note:**The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2019 to 1963. Over 60% of the counts were taken between 2010 and 2019 and over 87% of the counts were taken between 2000 and 2019. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2020 Kalibrate Technologies (Q2 2020).



# Demographic and Income Profile

2415 Maple Ave, Zanesville, Ohio, 43701  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 39.96780  
 Longitude: -82.00999

| Summary                       | Census 2010 | 2020  | 2025     |
|-------------------------------|-------------|-------|----------|
| Population                    | 7,966       | 7,804 | 7,777    |
| Households                    | 3,516       | 3,502 | 3,501    |
| Families                      | 1,965       | 1,892 | 1,873    |
| Average Household Size        | 2.18        | 2.15  | 2.15     |
| Owner Occupied Housing Units  | 2,151       | 2,276 | 2,276    |
| Renter Occupied Housing Units | 1,365       | 1,226 | 1,225    |
| Median Age                    | 43.6        | 45.0  | 45.4     |
| Trends: 2020-2025 Annual Rate | Area        | State | National |
| Population                    | -0.07%      | 0.23% | 0.72%    |
| Households                    | -0.01%      | 0.26% | 0.72%    |
| Families                      | -0.20%      | 0.11% | 0.64%    |
| Owner HHs                     | 0.00%       | 0.23% | 0.72%    |
| Median Household Income       | 1.68%       | 1.30% | 1.60%    |

| Households by Income     | 2020     |         | 2025     |         |
|--------------------------|----------|---------|----------|---------|
|                          | Number   | Percent | Number   | Percent |
| <\$15,000                | 636      | 18.2%   | 591      | 16.9%   |
| \$15,000 - \$24,999      | 426      | 12.2%   | 393      | 11.2%   |
| \$25,000 - \$34,999      | 333      | 9.5%    | 315      | 9.0%    |
| \$35,000 - \$49,999      | 451      | 12.9%   | 450      | 12.9%   |
| \$50,000 - \$74,999      | 605      | 17.3%   | 620      | 17.7%   |
| \$75,000 - \$99,999      | 455      | 13.0%   | 484      | 13.8%   |
| \$100,000 - \$149,999    | 397      | 11.3%   | 442      | 12.6%   |
| \$150,000 - \$199,999    | 92       | 2.6%    | 104      | 3.0%    |
| \$200,000+               | 108      | 3.1%    | 103      | 2.9%    |
| Median Household Income  | \$46,055 |         | \$50,053 |         |
| Average Household Income | \$62,926 |         | \$67,612 |         |
| Per Capita Income        | \$29,035 |         | \$31,279 |         |

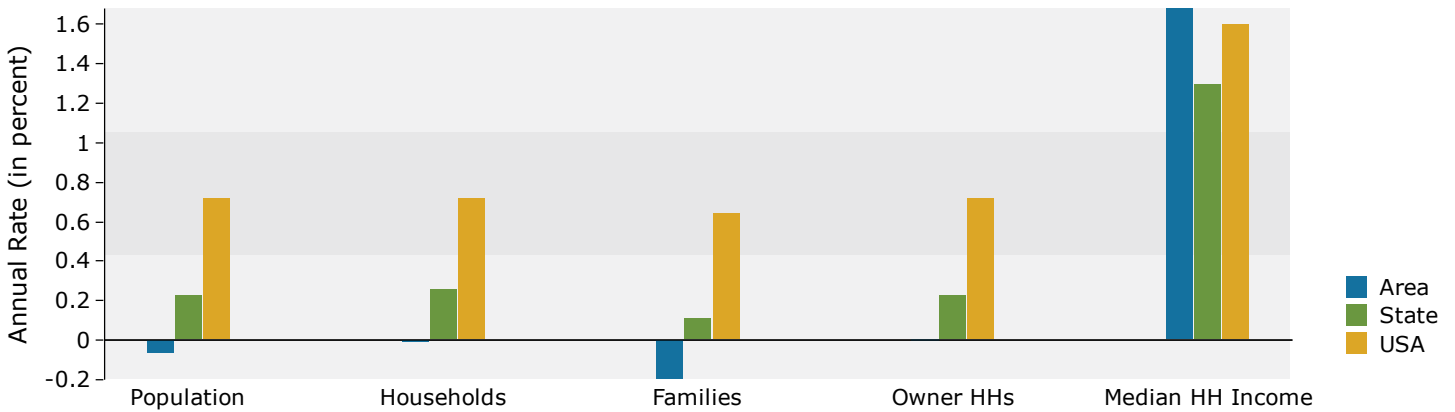
| Population by Age | Census 2010 |         | 2020   |         | 2025   |         |
|-------------------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 469         | 5.9%    | 418    | 5.4%    | 416    | 5.3%    |
| 5 - 9             | 426         | 5.3%    | 428    | 5.5%    | 419    | 5.4%    |
| 10 - 14           | 473         | 5.9%    | 421    | 5.4%    | 430    | 5.5%    |
| 15 - 19           | 422         | 5.3%    | 396    | 5.1%    | 402    | 5.2%    |
| 20 - 24           | 427         | 5.4%    | 405    | 5.2%    | 394    | 5.1%    |
| 25 - 34           | 972         | 12.2%   | 924    | 11.8%   | 866    | 11.1%   |
| 35 - 44           | 932         | 11.7%   | 911    | 11.7%   | 925    | 11.9%   |
| 45 - 54           | 1,070       | 13.4%   | 906    | 11.6%   | 872    | 11.2%   |
| 55 - 64           | 1,077       | 13.5%   | 1,092  | 14.0%   | 990    | 12.7%   |
| 65 - 74           | 753         | 9.5%    | 976    | 12.5%   | 1,055  | 13.6%   |
| 75 - 84           | 625         | 7.8%    | 580    | 7.4%    | 685    | 8.8%    |
| 85+               | 320         | 4.0%    | 346    | 4.4%    | 323    | 4.2%    |

| Race and Ethnicity         | Census 2010 |         | 2020   |         | 2025   |         |
|----------------------------|-------------|---------|--------|---------|--------|---------|
|                            | Number      | Percent | Number | Percent | Number | Percent |
| White Alone                | 7,374       | 92.6%   | 7,100  | 91.0%   | 7,000  | 90.0%   |
| Black Alone                | 309         | 3.9%    | 310    | 4.0%    | 310    | 4.0%    |
| American Indian Alone      | 28          | 0.4%    | 34     | 0.4%    | 37     | 0.5%    |
| Asian Alone                | 44          | 0.6%    | 84     | 1.1%    | 107    | 1.4%    |
| Pacific Islander Alone     | 2           | 0.0%    | 4      | 0.1%    | 4      | 0.1%    |
| Some Other Race Alone      | 32          | 0.4%    | 41     | 0.5%    | 49     | 0.6%    |
| Two or More Races          | 177         | 2.2%    | 230    | 2.9%    | 270    | 3.5%    |
| Hispanic Origin (Any Race) | 73          | 0.9%    | 124    | 1.6%    | 156    | 2.0%    |

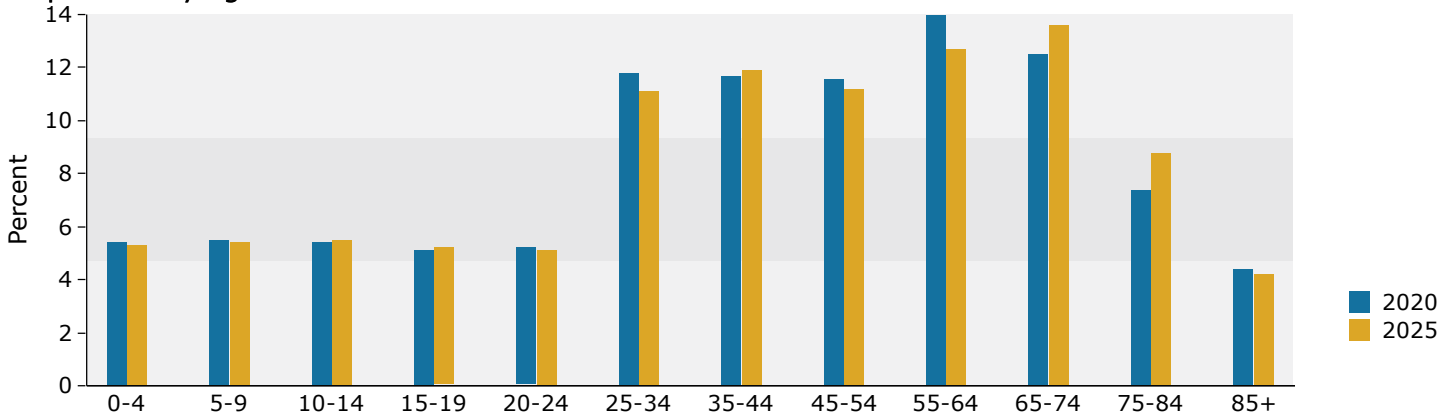
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

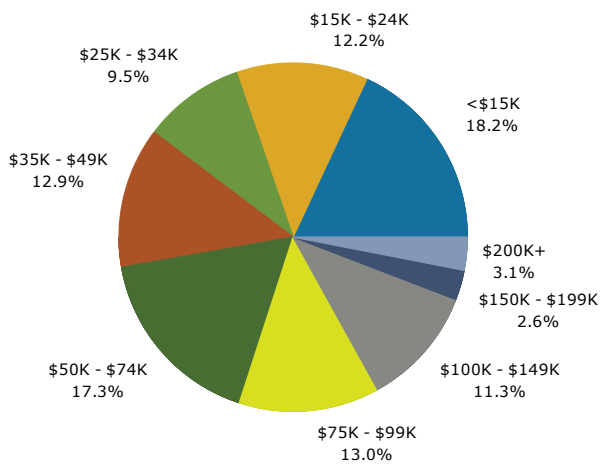
## Trends 2020-2025



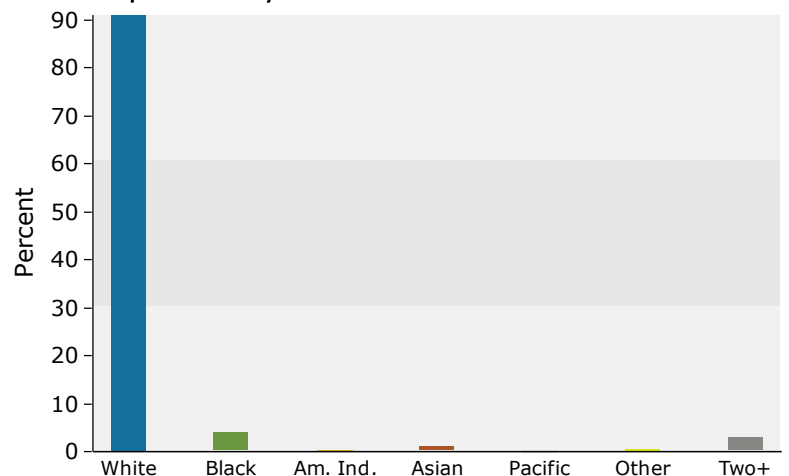
## Population by Age



## 2020 Household Income



## 2020 Population by Race



2020 Percent Hispanic Origin: 1.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

## **Disclaimer And Confidentiality Agreement**

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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