

FOR SALE

Big Peach Car Wash

BUSINESS & REAL ESTATE — EXPRESS CONVEYOR CAR WASH

126 N Lee St, Forsyth, GA 31029 · Monroe County · Macon, GA MSA



BUILDING / LOT
4,284 SF / 1 AC

YEAR OPENED
July 2021

TUNNEL / EQUIPMENT
130 FT · Sonny's

OFFERING PRICE
\$8,800,000

INVESTMENT HIGHLIGHTS

Turnkey real estate included

Fee-simple real estate conveys with the sale, opening SBA and conventional financing paths unavailable to leasehold car washes.

Available individually or as a portfolio

Offered as a single asset or combined with additional Big Peach locations — buyer's election.

Fully staffed & operating

Buyer steps into stabilized, day-one cash flow rather than a lease-up timeline.

Highest-performing site in the portfolio

A proven operation with a large and growing membership base since opening in 2021.

Modern, purpose-built asset

4,284 SF express tunnel building on 1 acre; 130-FT Sonny's tunnel, 2 pay stations, 22 vacuum stalls, steel construction.

Direct I-75 interchange access

Immediately off Exit 188 (SR 83 / Hwy 42); nearby I-75 counts of $\pm 93,187$ and $\pm 84,240$ VPD.

Established off-ramp retail node

Alongside Wendy's, Taco Bell, Dairy Queen and Hardee's.

Growing trade area & new development

Monroe County seat in the Macon MSA; 3-mile population projected to reach 9,215 by 2030, with a Fairfield Inn, Storage Master self-storage and an incoming Firehouse Subs landing nearby.

MEMBERSHIP PROGRAM

PACKAGE	SINGLE	MONTHLY
Big Peach Graphene	\$30	\$49.99
Ceramic Peach	\$25	\$39.99
Georgia Peach	\$20	\$29.99
Just Peachy	\$15	\$24.99
Lil' Peach	\$10	\$19.99

PROPERTY SUMMARY

Property Type	Express Car Wash
Ownership Interest	Fee Simple
Construction	Steel
Pay Stations	2
Vacuum Stalls	22

Financials, revenue trends and the full Offering Memorandum are available upon signed NDA.

Available individually or as part of the 11-location Big Peach portfolio. Click to email a request — the Confidentiality Agreement comes right back.

REQUEST THE OM

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