

PICKETT
SPROUSE

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

CAR WASH FOR SALE

1204 University Dr. Durham, NC 27707

CAR WASH

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.2 Acres

Vernon Averett

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Mark Micol

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Property Summary

Property Overview

Income producing self serve car wash. Close to Durham Bulls Athletic Park and downtown Durham, this location is prime and ready for a new owner to come in and take over or would be an excellent redevelopment opportunity.



Offering Summary

Sale Price	\$250,000
Lot Size	.204 Acres
Zoning	CN (Commercial Neighborhood)
Year Built	1978
Square Footage	1,340 SF
PIN	0821-63-57-9718

Property Features

Self Serve Bays

- 4 Self Serve Bays

Vending

- 4 Mechanical Vending Machines

Vacuums

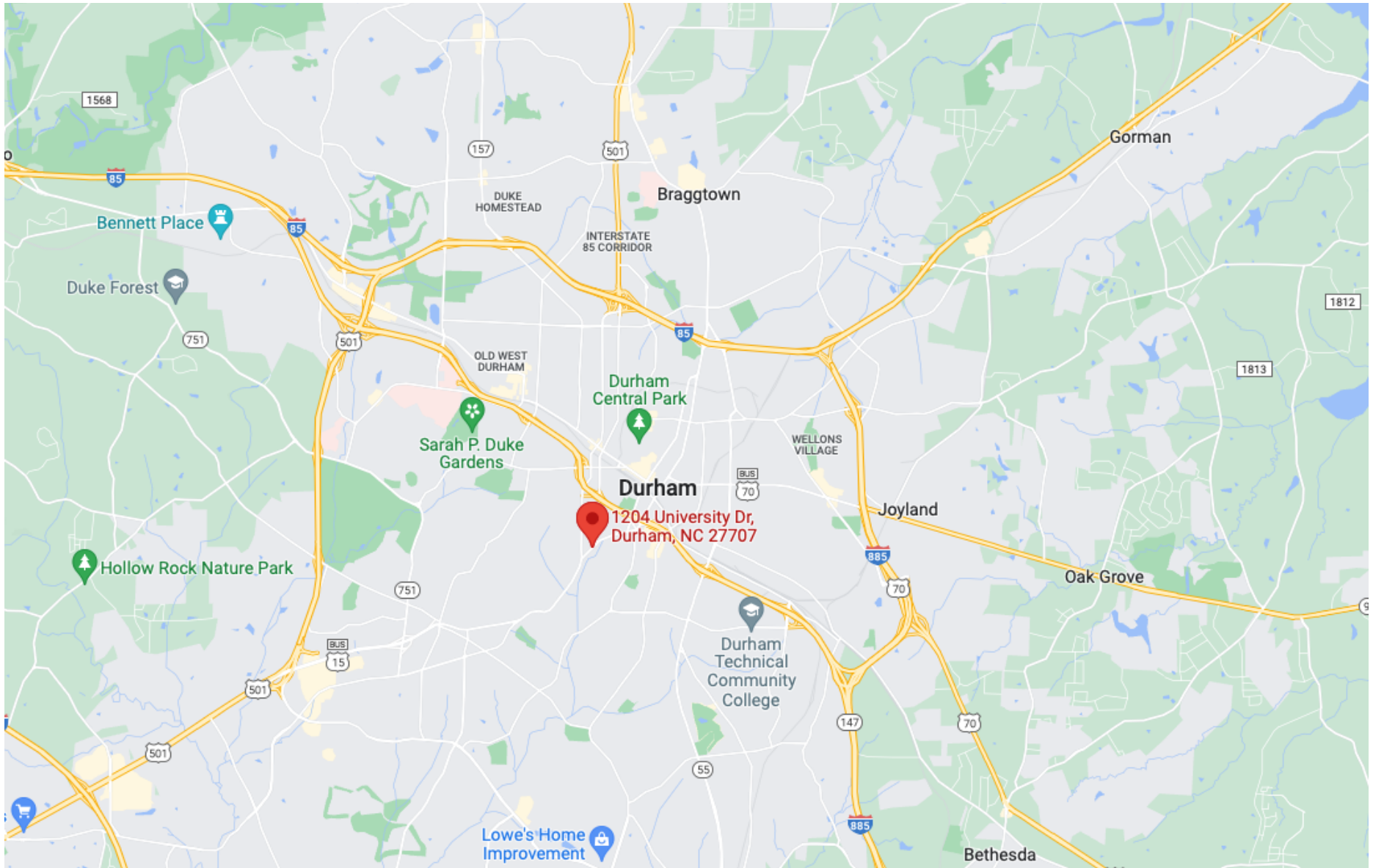
- 3 Vacuums

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Map

1204 University Dr. Durham, NC 27707

REGIONAL MAP



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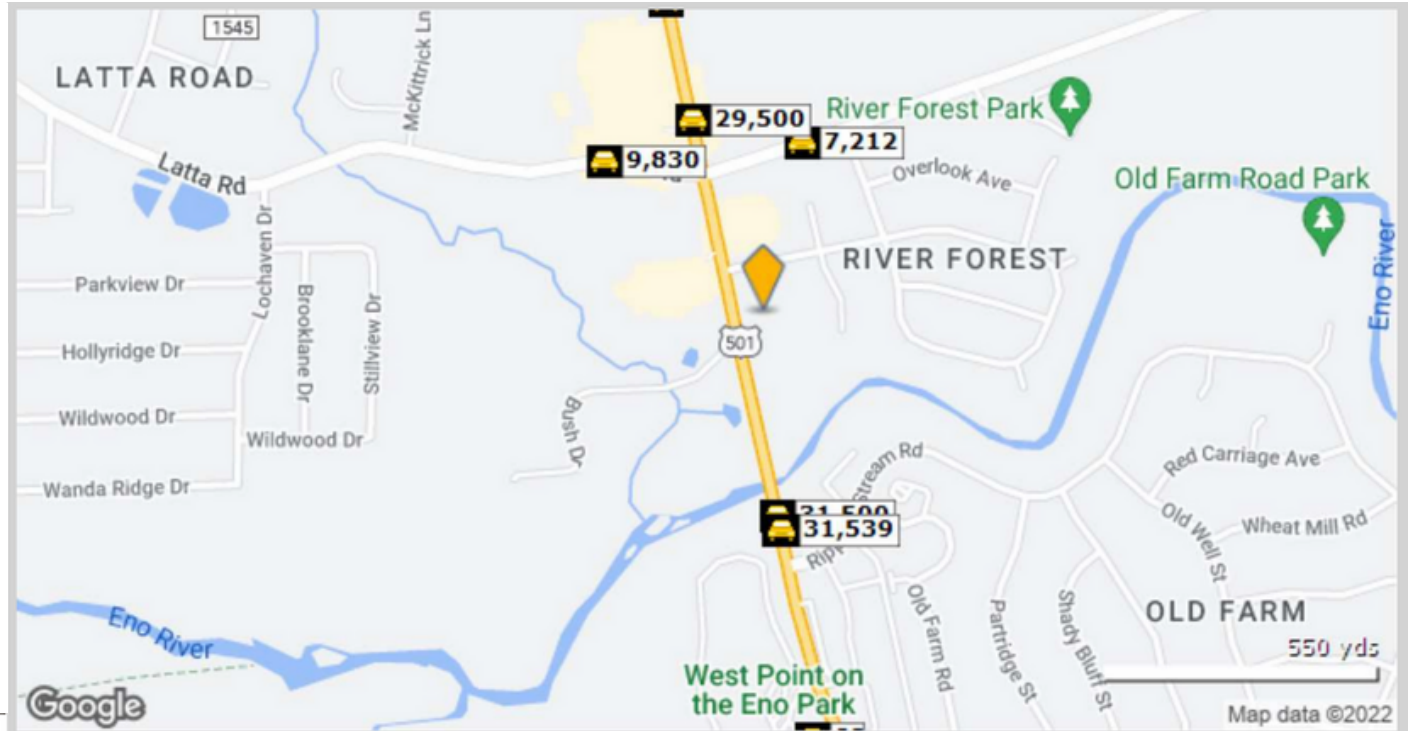
Demographics

Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	5,552	46,398	108,621
2022 Estimate	5,137	42,596	99,685
2010 Census	4,815	37,611	85,376
Growth 2022 - 2027	8.08%	8.93%	8.96%
Growth 2010 - 2022	6.69%	13.25%	16.76%
2022 Population by Hispanic Origin	405	5,448	14,624
2022 Population	5,137	42,596	99,685
White	2,347 45.69%	22,911 53.79%	59,930 60.12%
Black	2,432 47.34%	16,519 38.78%	31,055 31.15%
Am. Indian & Alaskan	28 0.55%	359 0.84%	930 0.93%
Asian	181 3.52%	1,467 3.44%	4,865 4.88%
Hawaiian & Pacific Island	5 0.10%	146 0.34%	221 0.22%
Other	145 2.82%	1,193 2.80%	2,683 2.69%
U.S. Armed Forces	0	0	24
Households			
2027 Projection	2,153	18,664	43,988
2022 Estimate	1,991	17,094	40,168
2010 Census	1,887	15,078	34,470
Growth 2022 - 2027	8.14%	9.18%	9.51%
Growth 2010 - 2022	5.51%	13.37%	16.53%
Owner Occupied	1,561 78.40%	9,969 58.32%	21,356 53.17%
Renter Occupied	429 21.55%	7,124 41.68%	18,813 46.84%
2022 Households by HH Income			
Income: <\$25,000	264 13.27%	2,761 16.15%	6,893 17.16%
Income: \$25,000 - \$50,000	447 22.47%	4,243 24.83%	9,896 24.64%
Income: \$50,000 - \$75,000	390 19.61%	3,364 19.68%	7,298 18.17%
Income: \$75,000 - \$100,000	356 17.90%	2,328 13.62%	5,306 13.21%
Income: \$100,000 - \$125,000	225 11.31%	1,334 7.81%	3,096 7.71%
Income: \$125,000 - \$150,000	92 4.63%	1,010 5.91%	2,457 6.12%
Income: \$150,000 - \$200,000	96 4.83%	1,017 5.95%	2,601 6.48%
Income: \$200,000+	119 5.98%	1,034 6.05%	2,621 6.53%
2022 Avg Household Income	\$84,692	\$81,824	\$82,958
2022 Med Household Income	\$68,371	\$60,012	\$59,960

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Traffic Count Report

1204 University Dr. Durham, NC 27707



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Infinity Rd	High Meadow Rd	0.05 E	2022	7,796	MPSI	.21
2	Infinity Rd	High Meadow Rd	0.05 E	2018	7,212	MPSI	.21
3	Roxboro Street	Rippling Stream Rd	0.04 S	2019	31,500	AADT	.23
4	Roxboro Street	Oak Hill Dr	0.13 N	2019	29,500	AADT	.24
5	Roxboro Rd	Rippling Stream Rd	0.04 S	2018	30,654	MPSI	.25
6	Roxboro Rd	Rippling Stream Rd	0.04 S	2022	31,539	MPSI	.25
7	Latta Rd	Roxboro Rd	0.12 E	2022	9,830	MPSI	.26
8	Roxboro Rd	Oak Hill Dr	0.13 N	2018	21,743	MPSI	.38
9	Roxboro Rd	Oak Hill Dr	0.13 N	2022	27,453	MPSI	.38
10	Not Available	Not Available	0.00 No	2020	82	MPSI	.50