

# CAR WASH FOR SALE

1723 S. Miami Boulevard, Durham NC, 27703

## CAR WASH

1723 S. Miami Boulevard, Durham NC

.856 Acres

Vernon Averett

(919) 287-3053

Vernon@pickettsprouse.com

Mark Micol

(919) 287-3048

Mark.micol@pickettsprouse.com

## Property Summary

1723 S. Miami Boulevard, Durham NC, 27703

### Property Overview

Income producing self serve car wash, located on one of the busiest streets in Durham. With a daily traffic count of 38,500 cars. There couldn't be a better car wash site!

### Offering Summary

Sale Price	\$1,500,000
Lot Size	.856 Acres
Zoning	Commercial General (CG)

Year Built	1988
Square Footage	4,474 SF
Parcel ID	165020

### Property Features

#### Self Serve Bays

- 6 Self Serve Bays

#### Automatic Bays

- Vector System (2004)
- Istobal (2018)

#### Vending

- 1 Automatic Vending

#### Vacuums

- 3 Fragrance Vacuums
- 2 Shampoo Vacuums
- 2 Regular Vacuums
- 1 Air & Vacuum

#### Autocashiers

- Hamilton Gold Line
- Hamilton HTK



# CAR WASH FOR SALE

## Photos & Video

1723 S. Miami Boulevard, Durham NC, 27703



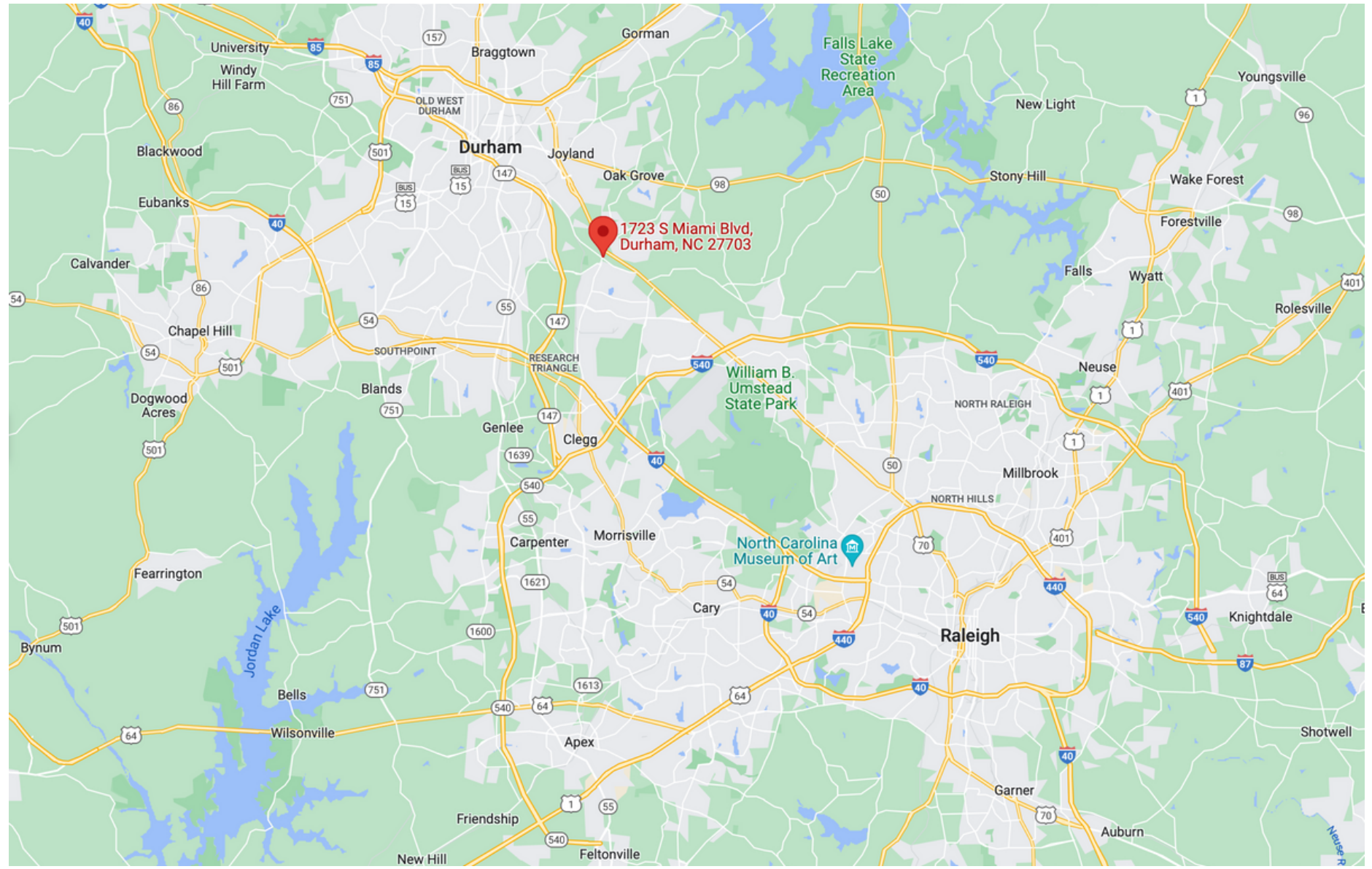
[Click Here to Watch a Video of the Property](#)

# CAR WASH FOR SALE

## Map

1723 S. Miami Boulevard, Durham NC, 27703

### REGIONAL MAP



1723 S. Miami Boulevard, Durham NC, 27703

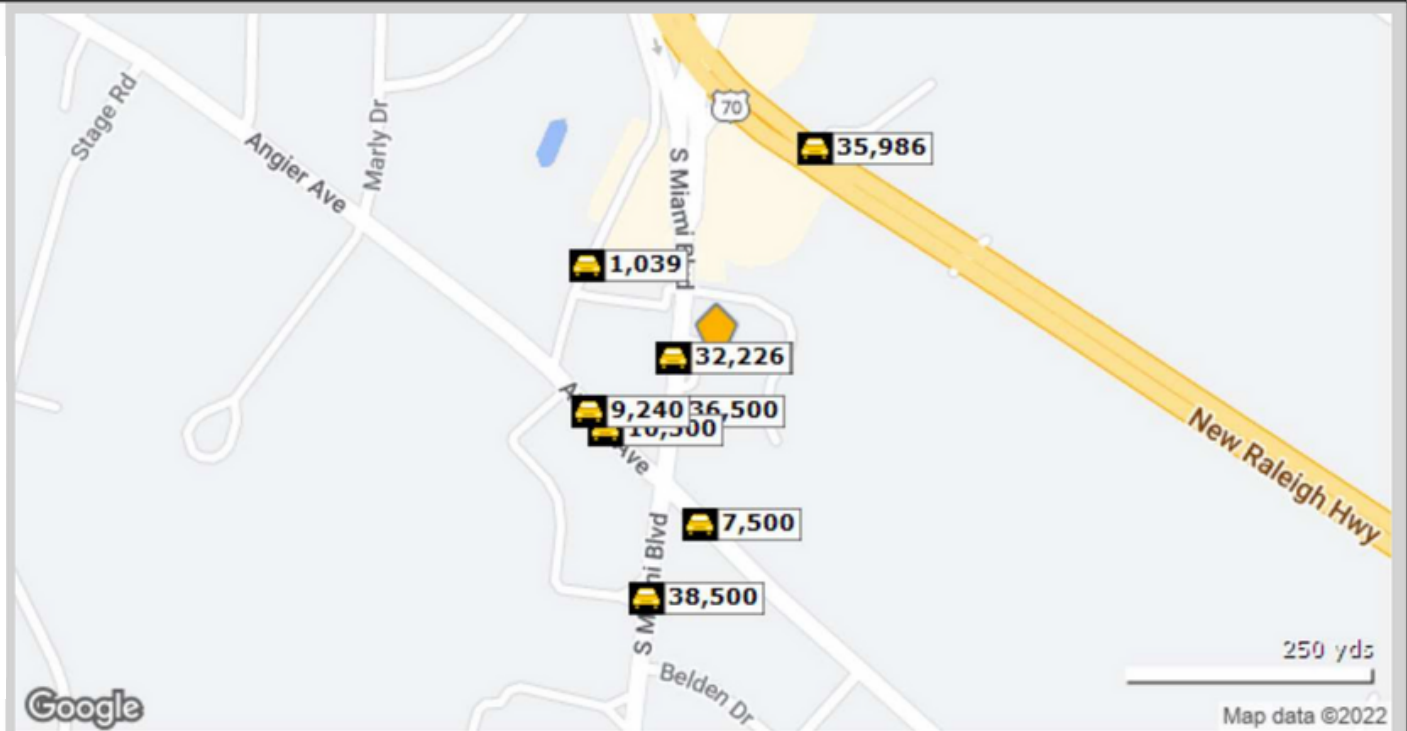
## Demographics

Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2027 Projection	5,911		47,203		157,059	
2022 Estimate	5,174		41,955		140,855	
2010 Census	2,754		27,414		101,094	
Growth 2022 - 2027	14.24%		12.51%		11.50%	
Growth 2010 - 2022	87.87%		53.04%		39.33%	
<b>2022 Population by Hispanic Origin</b>	659		6,158		20,020	
<b>2022 Population</b>	5,174		41,955		140,855	
White	2,977	57.54%	21,460	51.15%	58,917	41.83%
Black	1,788	34.56%	16,793	40.03%	69,050	49.02%
Am. Indian & Alaskan	74	1.43%	566	1.35%	1,565	1.11%
Asian	193	3.73%	2,008	4.79%	7,373	5.23%
Hawaiian & Pacific Island	2	0.04%	37	0.09%	144	0.10%
Other	141	2.73%	1,091	2.60%	3,805	2.70%
U.S. Armed Forces	0		22		141	
<b>Households</b>						
2027 Projection	2,419		18,487		62,980	
2022 Estimate	2,120		16,420		56,235	
2010 Census	1,202		10,988		40,241	
Growth 2022 - 2027	14.10%		12.59%		11.99%	
Growth 2010 - 2022	76.37%		49.44%		39.75%	
Owner Occupied	1,249	58.92%	10,505	63.98%	27,484	48.87%
Renter Occupied	872	41.13%	5,915	36.02%	28,751	51.13%
<b>2022 Households by HH Income</b>						
Income: <\$25,000	159	7.50%	1,467	8.94%	8,926	15.87%
Income: \$25,000 - \$50,000	469	22.13%	3,507	21.36%	12,634	22.47%
Income: \$50,000 - \$75,000	315	14.87%	2,323	14.15%	9,430	16.77%
Income: \$75,000 - \$100,000	396	18.69%	3,199	19.48%	8,694	15.46%
Income: \$100,000 - \$125,000	218	10.29%	1,794	10.93%	5,367	9.54%
Income: \$125,000 - \$150,000	193	9.11%	1,134	6.91%	3,672	6.53%
Income: \$150,000 - \$200,000	207	9.77%	1,595	9.71%	3,892	6.92%
Income: \$200,000+	162	7.65%	1,399	8.52%	3,621	6.44%
<b>2022 Avg Household Income</b>	\$99,849		\$100,356		\$86,121	
<b>2022 Med Household Income</b>	\$82,355		\$82,127		\$66,245	

## Traffic Count Report

1723 S. Miami Boulevard, Durham NC, 27703

Building Type: **Specialty**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
<b>1</b> S Miami Blvd	Bailey St	0.04 N	2020	26,814	MPSI	.03
<b>2</b> S Miami Blvd	Bailey St	0.04 N	2022	32,226	MPSI	.03
<b>3</b> South Miami Boulevard	Bailey St	0.04 N	2019	36,500	AADT	.03
<b>4</b> Angier Avenue	Strauss Dr	0.02 NW	2019	10,500	AADT	.07
<b>5</b> Angier Ave	Strauss Dr	0.02 NW	2022	9,084	MPSI	.08
<b>6</b> Angier Ave	Strauss Dr	0.02 NW	2021	9,240	MPSI	.08
<b>7</b> Angier Avenue	Andrew Rd	0.04 SE	2019	7,500	AADT	.09
<b>8</b> Belden Dr	Angier Ave	0.07 S	2022	1,039	MPSI	.10
<b>9</b> South Miami Boulevard	Strauss Dr	0.02 N	2019	38,500	AADT	.14
<b>10</b> New Raleigh Highway		0.00	2022	35,986	MPSI	.14