

CAR WASH FOR SALE

2001 SHERMAN AVENUE

2001 Sherman Avenue , Norwood, OH 45212



OFFERING SUMMARY

SALE PRICE:	\$170,000
AVAILABLE SF:	
LOT SIZE:	0.19 Acres
BUILDING SIZE:	2,021 SF
ZONING:	NBD
MARKET:	Norwood
SUBMARKET:	Cincinnati
PRICE / SF:	\$84.12

PROPERTY OVERVIEW

KW Commercial presents this 4 bay car wash located in the middle of Norwood. Wash has recently had the mechanicals updated and it is ready for new owner operation. Upgrades include new sprayers, compressors, vacuums , change machines and air dryers. This is a great investment opportunity .

PROPERTY HIGHLIGHTS

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

DERRICK PLUNKETT
Commercial Senior Director
O: 859.620.5830
dp.kwcommercial@gmail.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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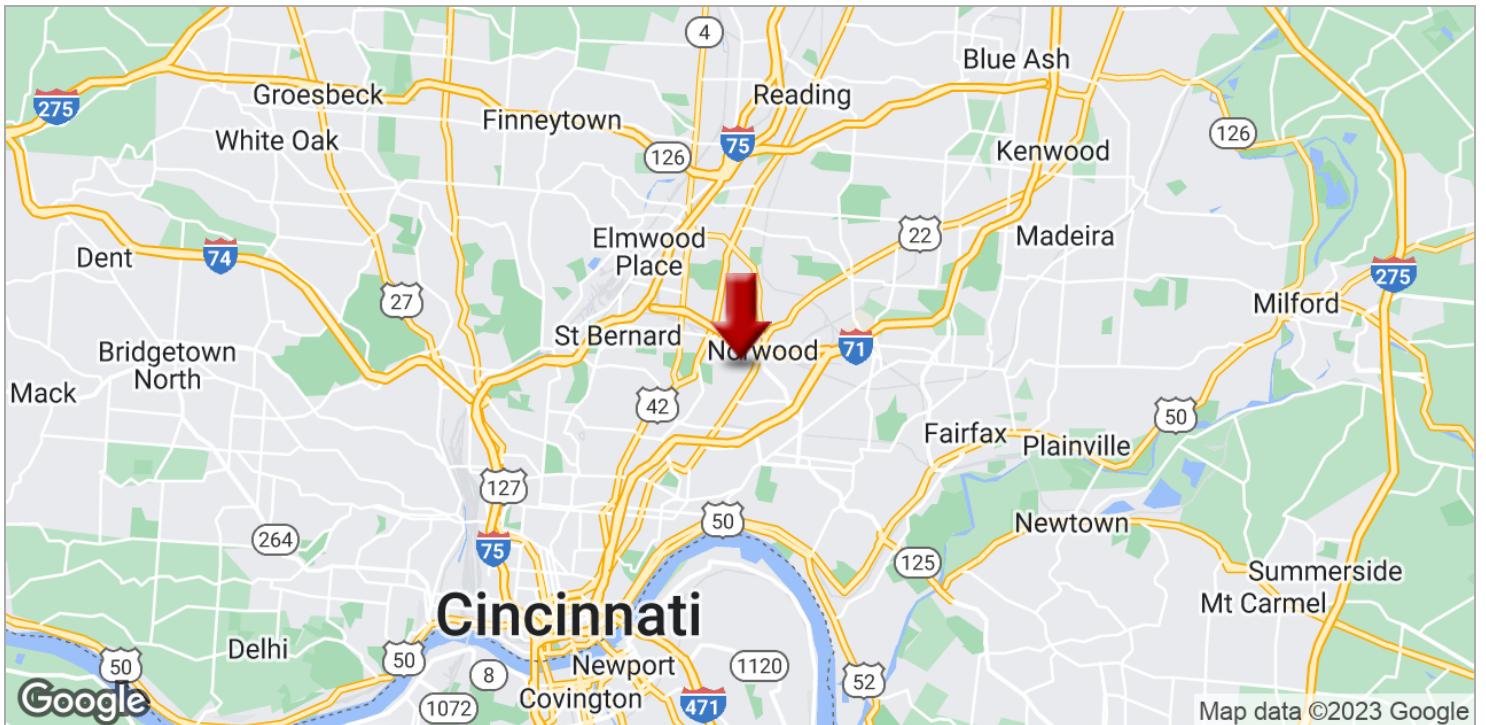
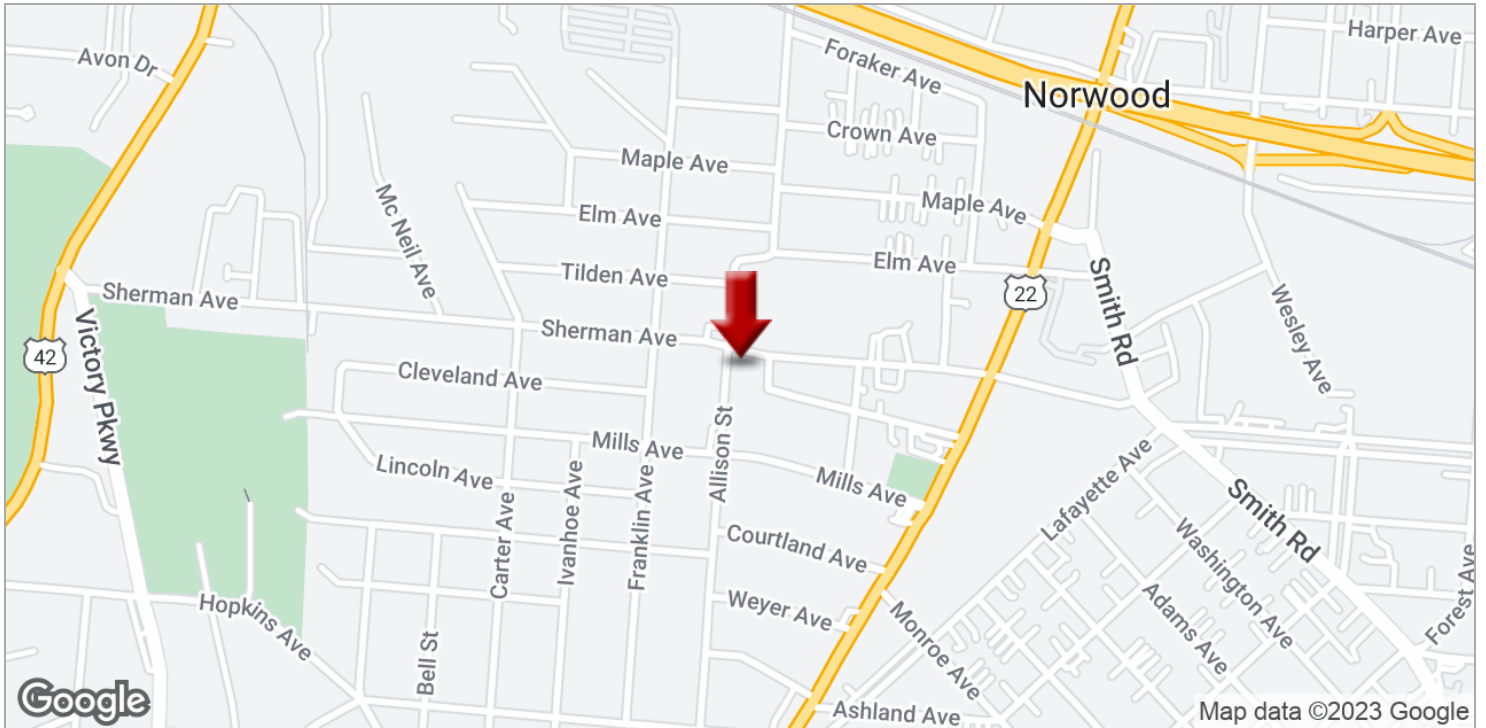
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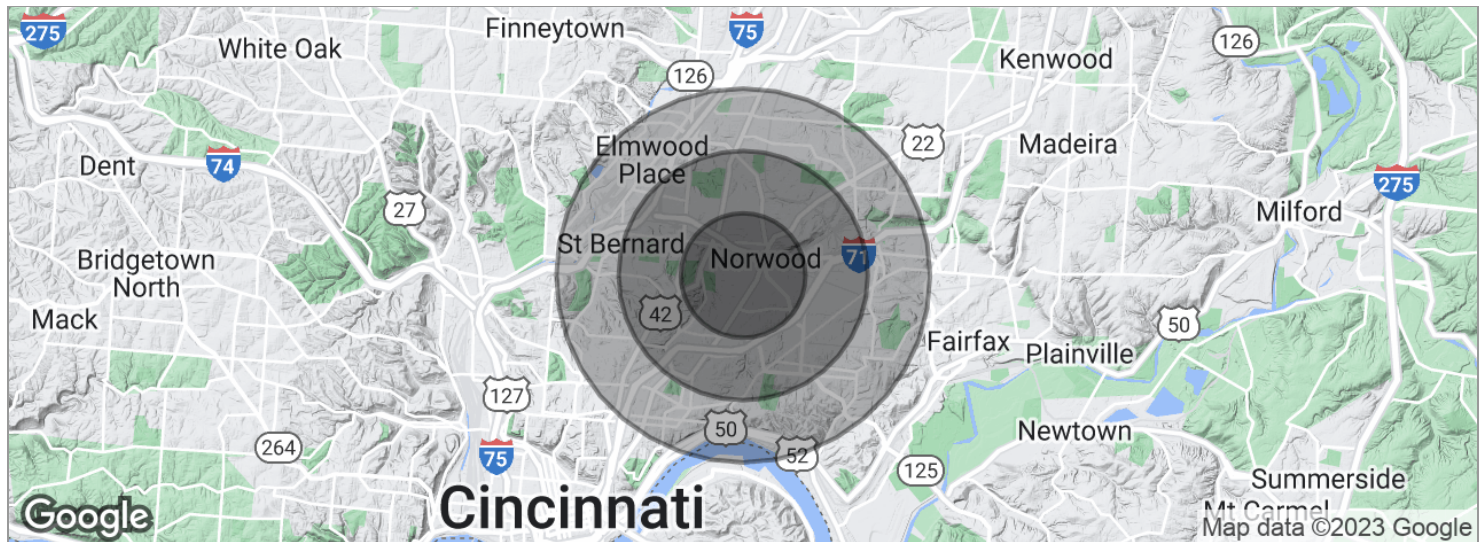
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	20,624	69,832	133,538
Median age	32.2	33.1	34.8
Median age (male)	30.9	31.8	33.2
Median age (Female)	34.1	34.8	36.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,293	29,625	58,957
# of persons per HH	2.5	2.4	2.3
Average HH income	\$47,359	\$55,849	\$57,841
Average house value	\$153,186	\$199,230	\$203,572

* Demographic data derived from 2020 ACS - US Census

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