

OPERATING SELF SERVE CARWASH

6331 SAVANNAH HWY., RAVENEL, SC 29470



OFFERING SUMMARY

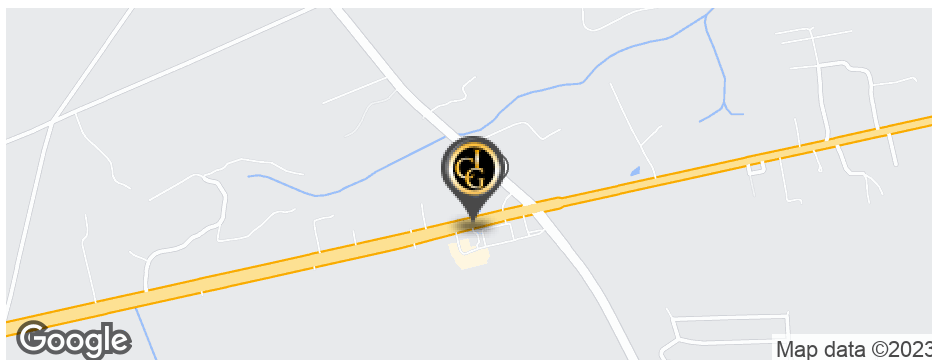
Sale Price:	\$395,000
Price / SF:	\$208.11
Cap Rate:	7.2%
NOI:	\$28,502
Lot Size:	1.0 Acres
Year Built:	2007
Building Size:	1,898 SF
Zoning:	GC
Market:	Charleston MSA
Submarket:	Ravenel
Traffic Count:	24,000

PROPERTY OVERVIEW

Well established operating carwash located in the path of growth in southern Charleston County.

Major development planned less than 2 miles from site.

Adjacent to Food Lion anchored retail center.



Map data ©2023



COMMERCIAL INVESTMENT
G R O U P

Office 843.406.7979

OPERATING SELF SERVE CARWASH

6331 SAVANNAH HWY., RAVENEL, SC 29470



COMMERCIAL INVESTMENT
G R O U P

Office 843.406.7979

OPERATING SELF SERVE CARWASH

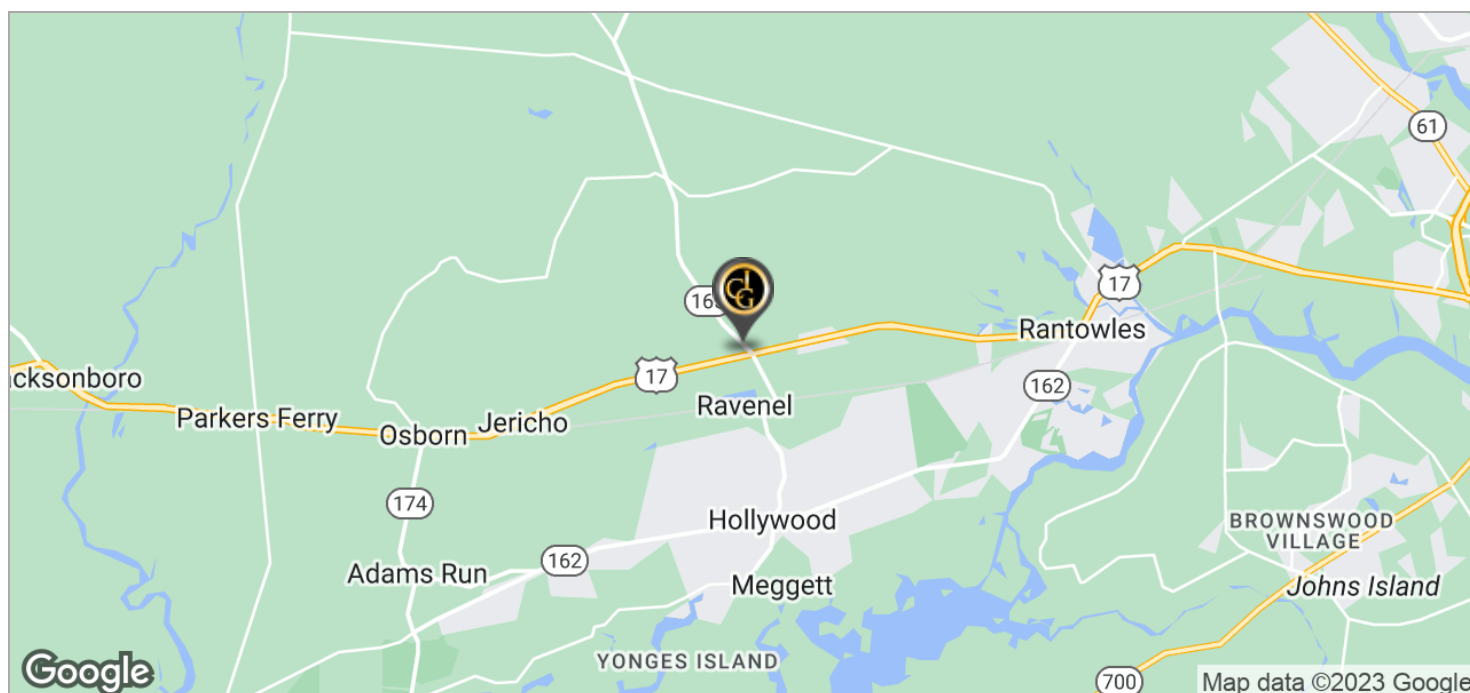
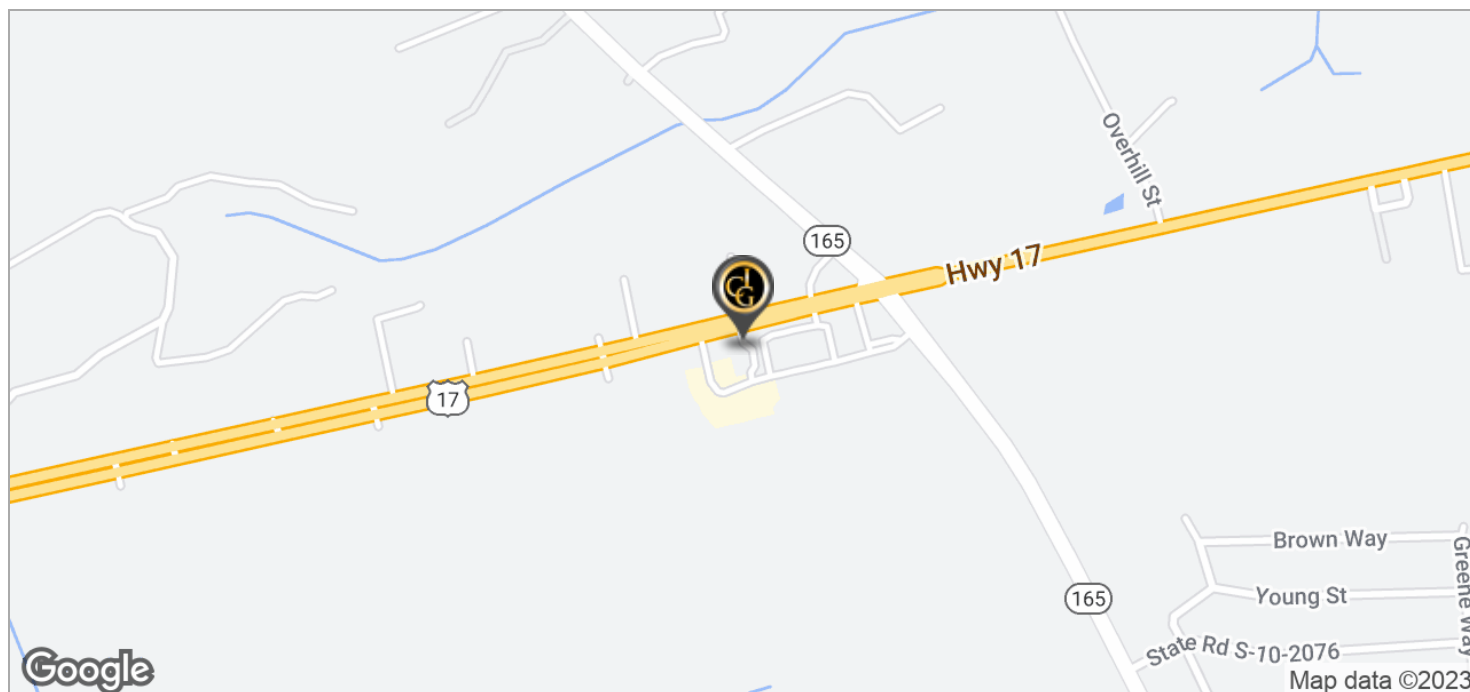
6331 SAVANNAH HWY., RAVENEL, SC 29470

INCOME SUMMARY	2015	2016	2017 PRO FORMA
Income-Automatic	\$18,880	\$11,193	\$14,650
Income-Self Serve	\$40,127	\$30,695	\$41,825
Income-Vaccum	\$7,161	\$4,503	\$7,300
GROSS INCOME	\$66,168	\$46,391	\$63,775
EXPENSE SUMMARY	2015	2016	2017 PRO FORMA
Operating Expense	\$36,150	\$43,493	\$35,273
GROSS EXPENSES	\$36,150	\$43,493	\$35,273
NET OPERATING INCOME	\$30,018	\$2,898	\$28,502



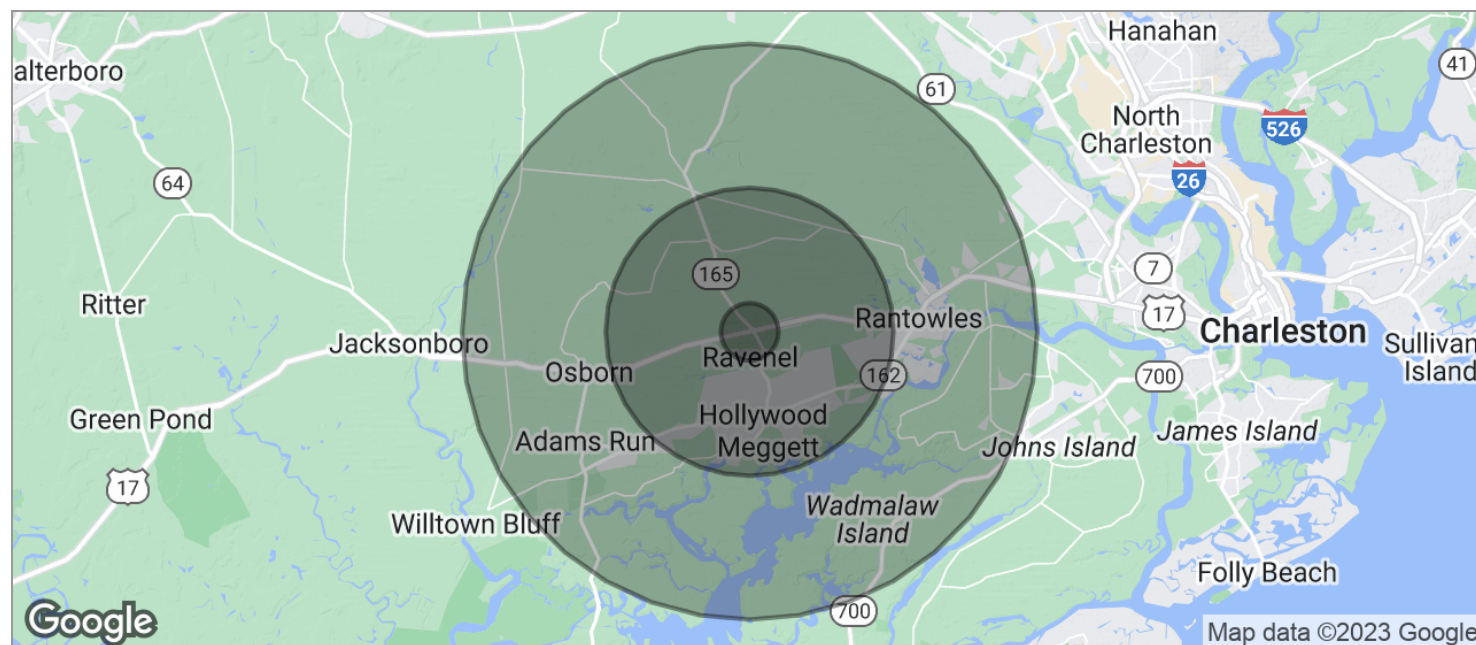
OPERATING SELF SERVE CARWASH

6331 SAVANNAH HWY., RAVENEL, SC 29470



OPERATING SELF SERVE CARWASH

6331 SAVANNAH HWY., RAVENEL, SC 29470



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	410	7,626	27,228
MEDIAN AGE	42.0	40.1	40.4
MEDIAN AGE (MALE)	39.5	39.6	39.4
MEDIAN AGE (FEMALE)	44.6	41.4	42.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	150	2,832	10,375
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$69,891	\$68,905	\$68,529
AVERAGE HOUSE VALUE		\$261,413	\$289,697

* Demographic data derived from 2020 ACS - US Census



COMMERCIAL INVESTMENT
G R O U P

Office 843.406.7979



COMMERCIAL INVESTMENT GROUP, LLC

BROKERAGE | MANAGEMENT | SELF STORAGE | DEVELOPMENT | INVESTMENT

DISCLAIMER

All materials and information received or derived from Commercial Investment Group, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Commercial Investment Group, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Commercial Investment Group, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Commercial Investment Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Commercial Investment Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Commercial Investment Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

FOR MORE INFORMATION:

P. John DeStefano

President | Broker In Charge
843.406.7979
pjd@cominvestgroup.com
SC #8249 Broker

COMMERCIAL INVESTMENT GROUP, LLC

1910 Capri Dr.
Charleston, SC
Office 843.406.7979