



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

FOR SALE

Operational Car Wash (Skweeky Kleen) 3,132± SF



SALES PRICE: \$3,000,000

**365 E GA Hwy 26
Cochran, GA 31014**

**PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcworldwide.com
Cell: (478) 718-1806
Office: (478) 746-8171**

**Coldwell Banker Commercial - Eberhardt & Barry
990 Riverside Dr., Macon, GA 31201**



PROPERTY OVERVIEW

365 E GA Hwy 26
Cochran, Bleckley County, GA 31014

BUILDING INFORMATION:	<ul style="list-style-type: none">Fully Operational Car Wash3,131± Total SF (Main - ±2,648 SF ; Extra Feature - ±484 SF)2± acres (Car Wash sits on ~1.25 acres, with an additional ~0.75 acres of vacant land)New Build - 2023Car Wash and Business both included (Skweeky Kleen Car Wash)80 ft. tunnelDirectly across the street from Walmart Supercenter
LOCATION:	<ul style="list-style-type: none">±338 ft. of frontage on GA Hwy 26Located directly across the street from Walmart Supercenter0.1 miles from signalized 4-way intersection at GA Hwy 26 and GA Hwy 87 Bypass
ACTUAL YEAR BUILT:	2023
AVERAGE DAILY TRAFFIC COUNT:	~14,000 Vehicles Per Day - GA Hwy 26 ~8,300 Vehicles Per Day - GA Hwy 87 Bypass
LAND:	2± acres
ZONED:	C4
UTILITIES:	All public utilities available to site
NEIGHBORS:	Walmart Supercenter, Valero, Exxon, Ace Hardware, CVS, Bleckley County Elementary, Middle and High Schools, McDonald's, Arby's, Domino's, Huddle House, Popeye's, Dollar Tree, Jack's, Captain D's, Circle K, Advanced Auto Parts, O'Reilly Auto Parts, Family Dollar, Cochran Inn & Suites, Citizens Bank of Cochran, Bleckley Memorial Hospital and more!
SALES PRICE: \$3,000,000	





PHOTOS

365 E GA Hwy 26
Cochran, Bleckley County, GA 31014



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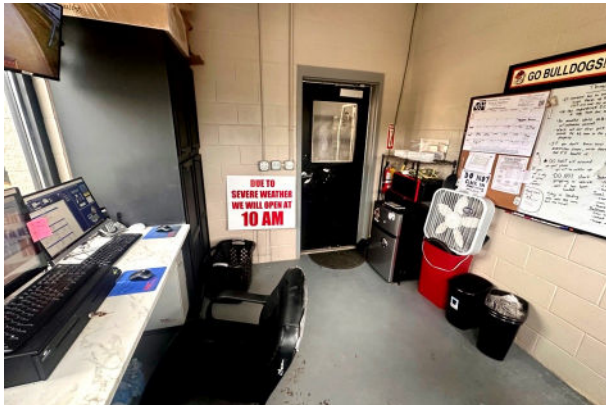
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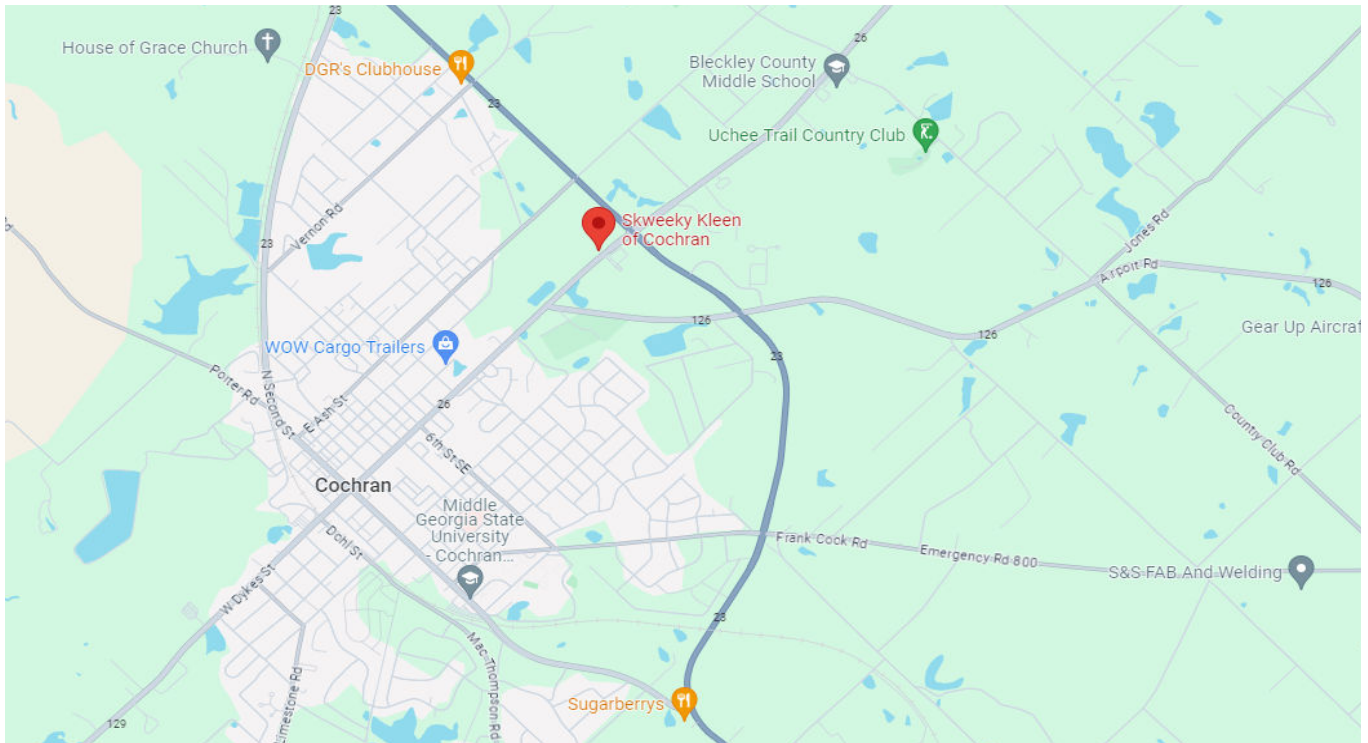
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MAPS

365 E GA Hwy 26
Cochran, Bleckley County, GA 31014



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DEMOGRAPHICS - 1 Mile

365 E GA Hwy 26

Cochran, Bleckley County, GA 31014

KEY FACTS

1,257

Population



Average
Household Size

42.6

Median Age

\$41,928

Median Household
Income

BUSINESS



50

Total Businesses



818

Total Employees

INCOME



\$41,928

Median Household
Income



\$21,295

Per Capita Income



\$47,996

Median Net Worth

EDUCATION

11%

No High
School
Diploma



35%

High School
Graduate



37%

Some College



17%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



White Collar

54%



Blue Collar

27%



Services

19%

6.4%

Unemployment
Rate

2023 Households By Income (Esri)

The largest group: <\$15,000 (24.7%)

The smallest group: \$200,000+ (1.0%)

Indicator ▲	Value	Diff	
<\$15,000	24.7%	+9.0%	
\$15,000 - \$24,999	10.3%	-2.3%	
\$25,000 - \$34,999	8.7%	-0.8%	
\$35,000 - \$49,999	11.6%	-0.2%	
\$50,000 - \$74,999	21.5%	+0.9%	
\$75,000 - \$99,999	9.1%	-2.3%	
\$100,000 - \$149,999	11.8%	-1.6%	
\$150,000 - \$199,999	1.2%	-1.5%	

Bars show deviation from

Bleckley County ▼





DEMOGRAPHICS - 3 Mile

365 E GA Hwy 26
Cochran, Bleckley County, GA 31014

KEY FACTS

7,940

Population



Average
Household Size

36.2

Median Age

\$44,679

Median Household
Income

EDUCATION

11%

No High
School
Diploma



34%

High School
Graduate



37%

Some College



18%

Bachelor's/Grad/Prof
Degree

BUSINESS



278

Total Businesses



2,656

Total Employees

EMPLOYMENT



57%

White Collar



26%

Blue Collar



17%

Services

6.4%

Unemployment
Rate

INCOME



\$44,679

Median Household
Income



\$21,663

Per Capita Income



\$72,402

Median Net Worth

2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (19.8%)

The smallest group: \$200,000+ (1.7%)

Indicator ▲	Value	Diff	
<\$15,000	18.8%	+3.1%	
\$15,000 - \$24,999	12.9%	+0.3%	
\$25,000 - \$34,999	10.6%	+1.1%	
\$35,000 - \$49,999	10.9%	-0.9%	
\$50,000 - \$74,999	19.8%	-0.8%	
\$75,000 - \$99,999	11.0%	-0.4%	
\$100,000 - \$149,999	12.5%	-0.9%	
\$150,000 - \$199,999	1.8%	-0.9%	

Bars show deviation from

Bleckley County ▼





DEMOGRAPHICS - 5 Mile

365 E GA Hwy 26
Cochran, Bleckley County, GA 31014

KEY FACTS

10,175

Population



Average
Household Size

37.6

Median Age

\$47,930

Median Household
Income

EDUCATION

11%

No High
School
Diploma



35%

High School
Graduate



37%

Some College



17%

Bachelor's/Grad/Prof
Degree

BUSINESS



296

Total Businesses



2,799

Total Employees

EMPLOYMENT



56%

White Collar



28%

Blue Collar



16%

Services

6.2%

Unemployment
Rate

INCOME



\$47,930

Median Household
Income



\$23,066

Per Capita Income



\$85,152

Median Net Worth

2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (20.3%)

The smallest group: \$200,000+ (2.0%)

Indicator ▲	Value	Diff	
<\$15,000	17.2%	+1.5%	
\$15,000 - \$24,999	12.8%	+0.2%	
\$25,000 - \$34,999	9.6%	+0.1%	
\$35,000 - \$49,999	11.5%	-0.3%	
\$50,000 - \$74,999	20.3%	-0.3%	
\$75,000 - \$99,999	11.2%	-0.2%	
\$100,000 - \$149,999	13.2%	-0.2%	
\$150,000 - \$199,999	2.1%	-0.6%	

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