

BRAND NEW "MAKO BAY" CAR WASH INCLUDING REAL ESTATE

OPENED FEBRUARY 2025



2018 HIGHWAY 441 SOUTH

DUBLIN, LAURENS COUNTY, GEORGIA 31021

**GUY EBERHARDT
ASSOCIATE BROKER**

**478.955.4492 CELL
MCHEEK@CBCGEORGIA.COM
CBCMACON.COM**

**990 RIVERSIDE DRIVE
MACON, GA 31201
478.746.8171 OFFICE**

SALES PRICE: \$6,000,000



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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Created 6/19/25

BUILDING INFORMATION

Improvements **3,265± SF Brand New Car Wash**

- 100± SF Office
- One ADA Restroom
- 762± SF Equipment Room
- 95 Ft. Tunnel
- Self-service vacuum stations

Year Built 2024

Lot Size 2.3 Acres

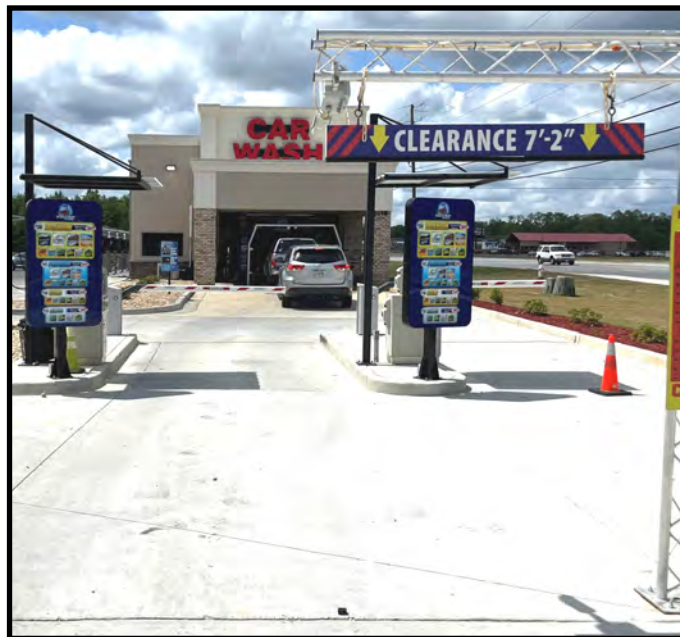
Frontage 300' Frontage on Hwy 441 S

- 88,000 cars projected for Year 1 @ \$12.00 per car; small loss projected

- 108,000 Cars projected for Year 2

Revenue

- Projections made in 2021 by the UGA Small Business Development Center and the general consensus is that the projections should be much higher in 2026 and beyond



LOCATION OVERVIEW

- 13,200± Average VPD (2023 GDOT)
- High traffic location with great visibility
- One mile North of Interstate 16
- No car wash competition nearby
- Cascade Manufacturing Co. building a 26,000-square-foot manufacturing facility to open July 2025
- Hwashin, international automotive parts company, opening facility late 2025 to create over 460 jobs



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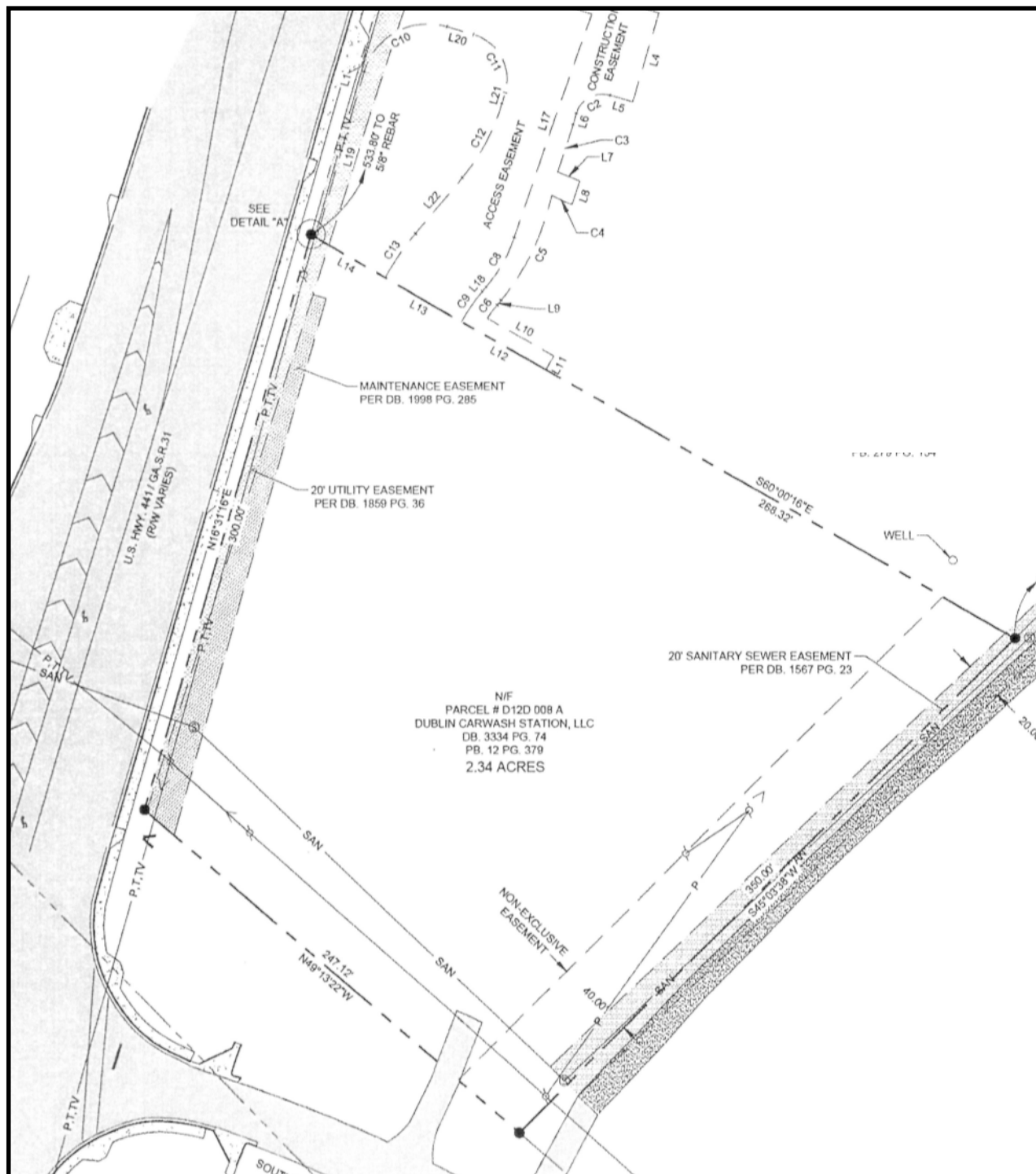


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SITE PLAN



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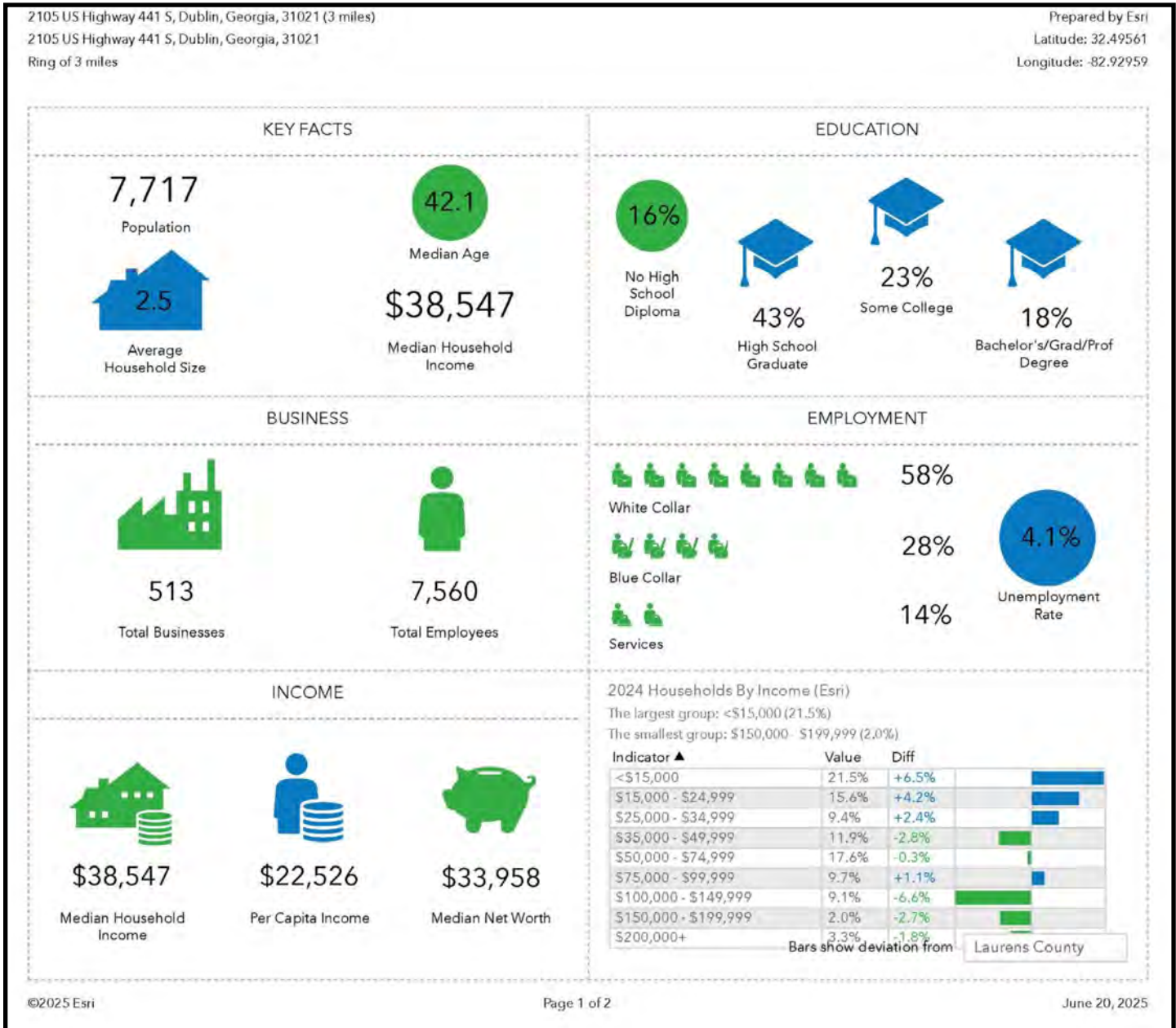


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DEMOGRAPHICS - THREE MILE



DEMOGRAPHICS - FIVE MILE

