

INVESTMENT OPPORTUNITY

SELF-SERVICE / AUTOMATIC CAR WASH

MINI-STORAGE / WAREHOUSE FACILITY



5660 THOMASTON ROAD
MACON, BIBB COUNTY, GEORGIA 31220

DEIDRA STEWART
EXCLUSIVE AGENT

478.508.2652 CELL
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cbcmakon.com

990 Riverside Drive
Macon, GA 31201
478.746.8171 OFFICE

SALES PRICE: \$1,500,000



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COMMERCIAL
EBERHARDT & BARRY

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Created 2/3/25

INVESTMENT

5660 THOMASTON ROAD
MACON, BIBB COUNTY, GEORGIA 31220



PROPERTY HIGHLIGHTS

- Located in Northwest Macon
- One mile from Interstate 475, Exit 5 (SR 74)
- 22,500± AVG VPD (2023 GDOT)
- High traffic location
- Main road to Lake Tobesofkee
- Great retail nearby

PROPERTY SUMMARY

- 3,910± SF Seven-Bay Car Wash
- Touch Free Petit 360 In A Bay Automatic
- Two Hamilton "Dual" Bill to Bill Changers
- All Equipment Included
- 10,464± Mini Storage / Warehouse
- 1.53 Acres
- Monument Sign
- Financials Upon Request

SALES PRICE: \$1,500,000



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PROPERTY OVERVIEW

3,910± SF Seven-Bay Self-Serve Car Wash

- Includes all equipment
- 594± SF Equipment Room
 - Six self-serve bays
- One "Petit 360" automatic touch free
- Two Hamilton "Dual" bill to bill changers
 - Seven vacuum islands
- Vending area with cleaners and fresheners
 - Equipment room

10,464± SF Mini Storage / Warehouse

• Six separate buildings:

- 2,100 SF
- 1,680 SF
- 2,200 SF
- 1,200 SF
- 1,200 SF
- 1,200 SF

• 884± SF Office

• 85 Total Units (28 Vacant)

- 12 Units (5X5) \$35/Month
- 6 Units (5X10) \$55/Month
- 44 Units (10X10) \$75/Month
- 1 Unit (10X15) \$95/Month
- 22 Units (10X20) \$105/Month

Buildings

Financials

Available Upon Request

Site

- 1.53 Acres
- Two (2) curb cuts
- Gated entrance to mini storage units

Year Built

1996

Signage

Monument sign

Roof

Metal

Walls

Stucco with ceramic tile

Plumbing

- Spray gun & brush in each bay
- Adequate drainage in each bay

Parking

Concrete

Utilities

All public utilities available to site

Zoning

C4 / PDE

Property Tax Bill

\$7,688 (2024)



SALES PRICE: \$1,500,000

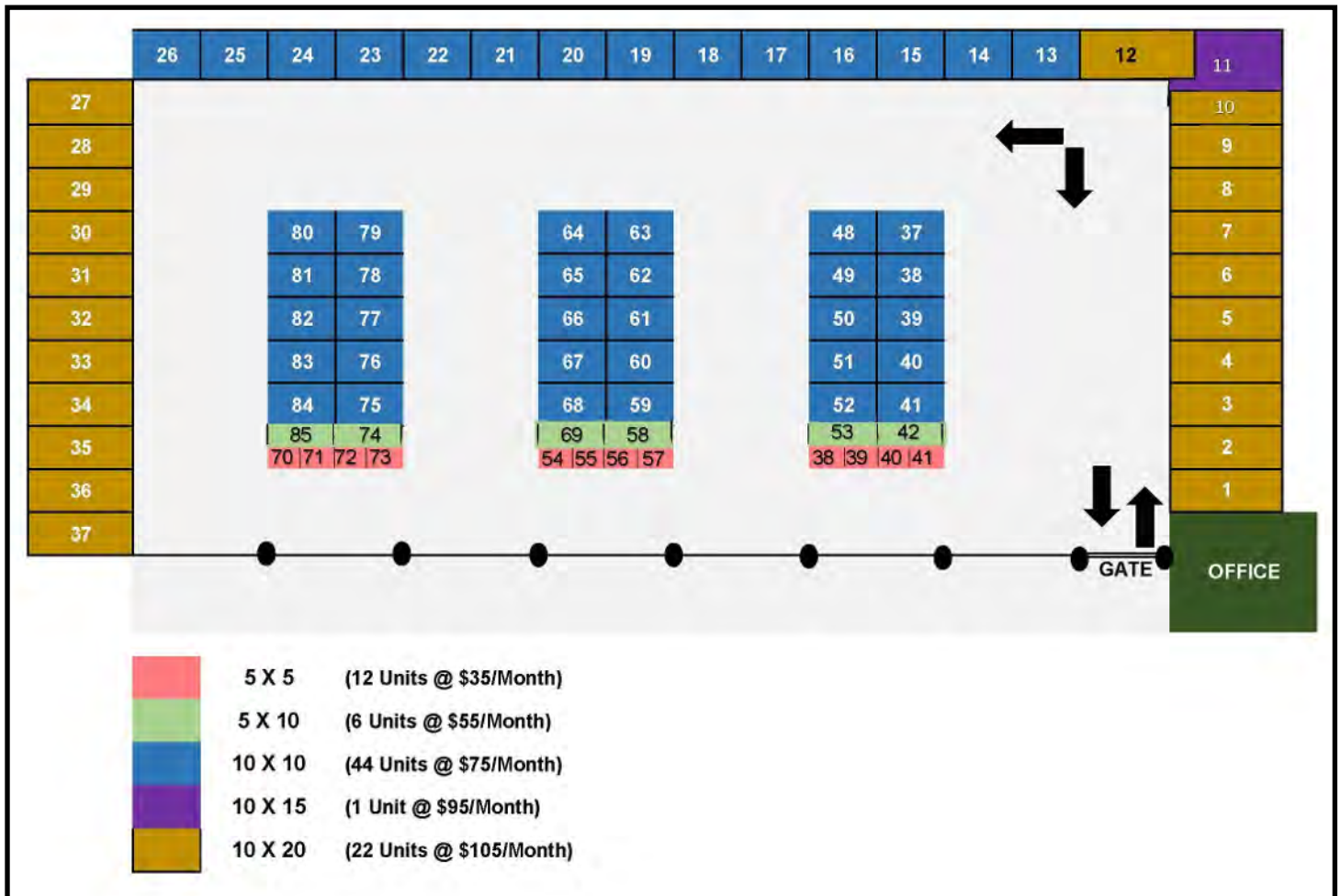
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MINI STORAGE LAYOUT



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AERIAL PARCEL MAP



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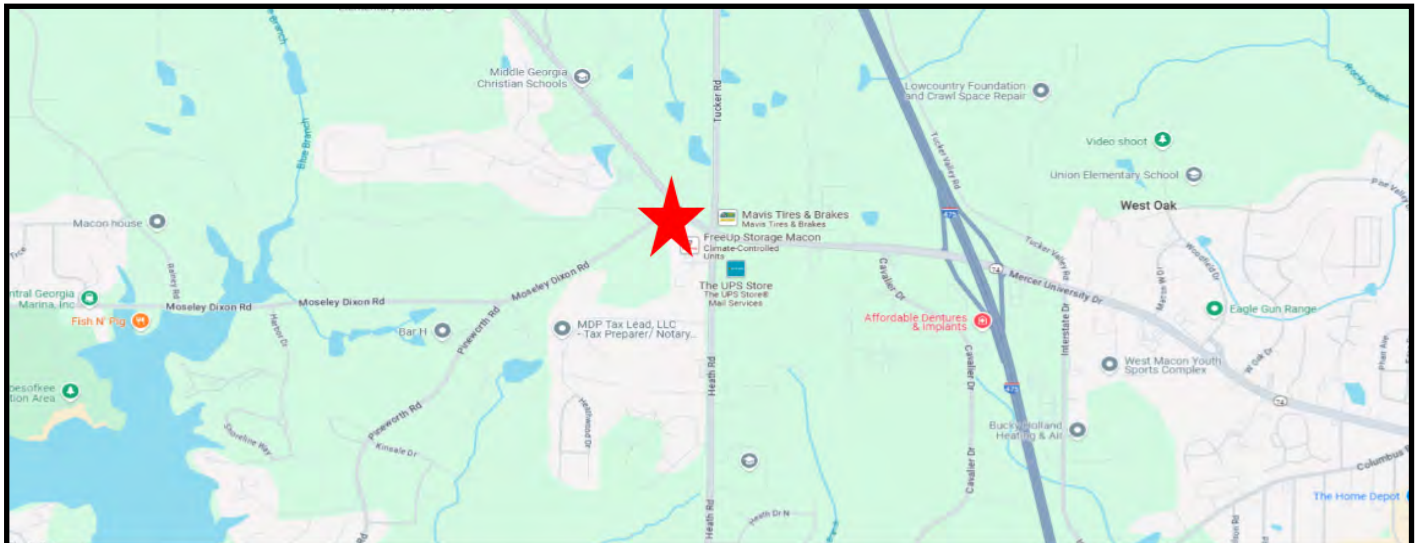
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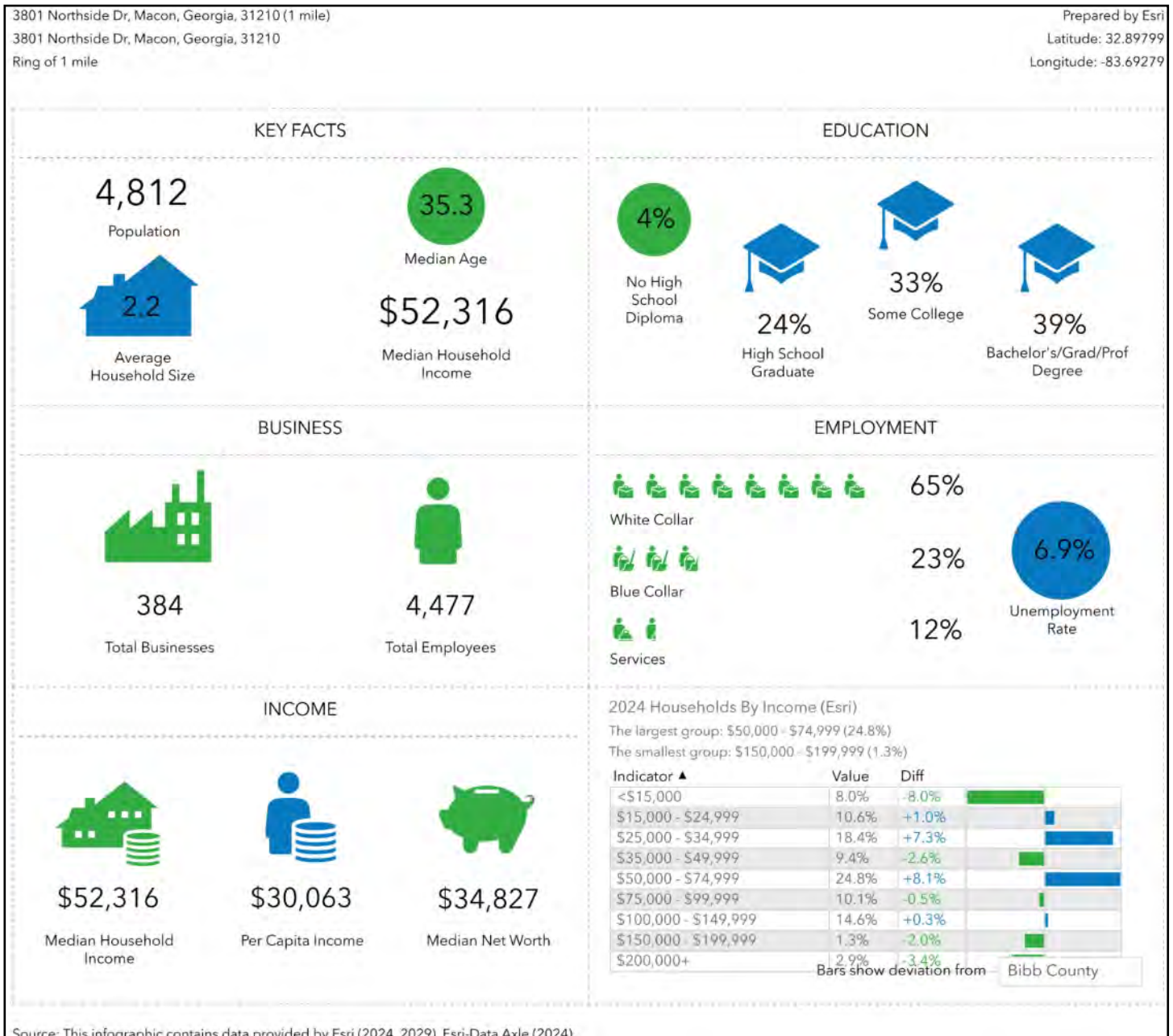


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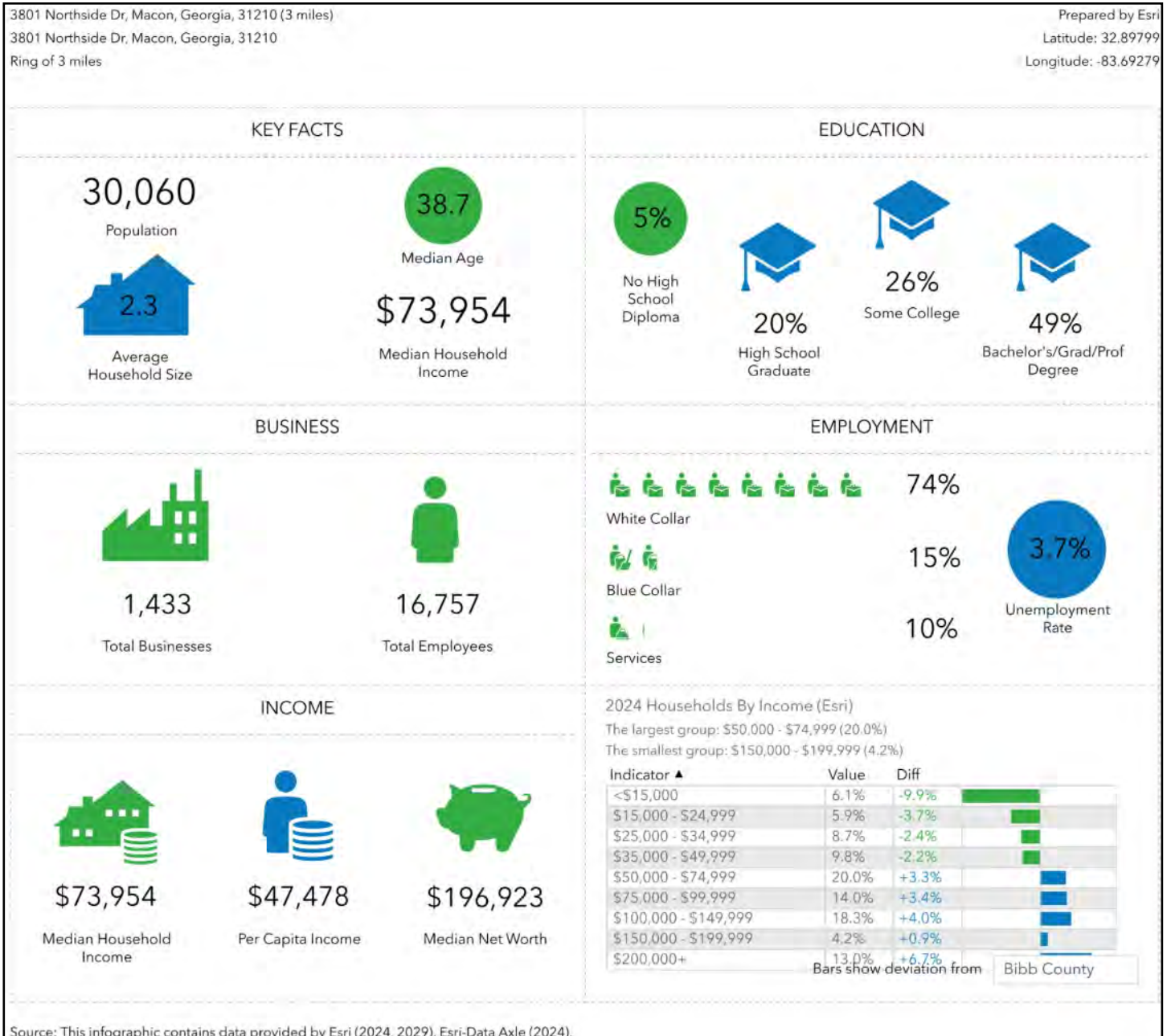


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DEMOGRAPHICS - 1 MILE



DEMOGRAPHICS - 3 MILE



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DEMOGRAPHICS - 5 MILE

