

CAPTAIN KLEEN SPEED WASH

Real Estate & Business For Sale

1480 George Busbee Pkwy NW, Kennesaw, GA (Atlanta MSA)



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DEAL SUMMARY



Address

1480 George Busbee Pkwy NW
Kennesaw, GA (Atlanta MSA)

Asking Price

\$2,900,000

Building Size

3,409 SF

Lot Size

1.09 AC

Year Built

2007

Drone Photos

[Click here](#)



PROPERTY SUMMARY



Request	Property Information
Site Address	1480 George Busbee Pkwy NW, Kennesaw, GA 30144
Site Acquisition Date	September 18 th , 2007
Site Open Date	September 31 st , 2008
Point of Sale (POS) / XPT System	Auto Sentry Flex, Payment Terminal by ICS
Number of POS Stations	Three (3) Total. Two Payment Terminals Outside and One Payment Terminal in the Lobby
What is the lot size and building square footage?	Lot Size: 1.09 AC and Building Size: 3,409 SF
What services do you offer?	Express
Wash Menu Pricing for Express Wash	Basic Wash - \$8.00, Super Wash - \$10.00 or \$20.00/monthly, The Works Wash - \$15.00 or \$25.00/monthly, Ultimate Kleen Wash - \$20.00 or \$30.00/monthly, and Ceramic Storm - \$25.00 or \$35.00/monthly.
Tunnel Length	120 Feet
Conveyor Type	Chain
Equipment Package	Sonny's
Number/Type of Vacuums	22 Vacuums/Sonny's
Traffic Counts (George Busbee Pkwy NW & Wade Green Rd)	Combined Traffic Count: 48,154 VPD
Population in 1, 3, and 5-Mile Radius	1-Mile Radius: 10,246 People 3-Mile Radius: 79,884 People 5-Mile Radius: 191,237 People
Average Household Incomes in 1, 3, and 5-Mile Radius	1-Mile Radius: \$90,536 3-Mile Radius: \$93,447 5-Mile Radius: \$94,224
Is there any notable competition coming in within 3 miles that you know of?	Tidal Wave - 2.7 Miles Away
Any significant capital expenditures in the last 3 years?	Three Brand-New Auto Sentry Flex, Payment Terminals by ICS
Captain Kleen Speed Wash Drive-Thru Video	Click here

PROPERTY HIGHLIGHTS



➤ Ready to be Rebranded for New Car Wash Operation

Skip the permitting process and working around zoning restrictions/city approvals. This location is move-in ready and offers the rare opportunity to purchase the business and real estate from an established market operator. Build density within your existing market and out position your competition by purchasing this location.

➤ Turn-Key Equipment Package | Best in the Business

The wash is equipped with the best equipment in the business, Sonny's. All the tunnel equipment and vacuums are from Sonny's, which sets this site apart from the other car wash listings in the area. The Seller recently purchased three (3) Auto Sentry Flex, Payment Terminals by ICS in the last year. This capital improvement allows your customers to have the convenience of choosing between multiple payment options including EMV and magstripe credit cards, gift cards, fleet cards, wash books, wash codes, RFID/LPR, ePOS, and mobile app.

➤ Community Staple | Lengthy Operating History

Captain Kleen Speed Wash opened this location on September 31st, 2008 and has been operating here for over 15 years. This car wash is established within the community and has significant presence being located at the hard corner of a 4-way signalized intersection which has a combined traffic count (George Busbee Pkwy NW & Wade Green Rd) of 48,154 vehicles per day.

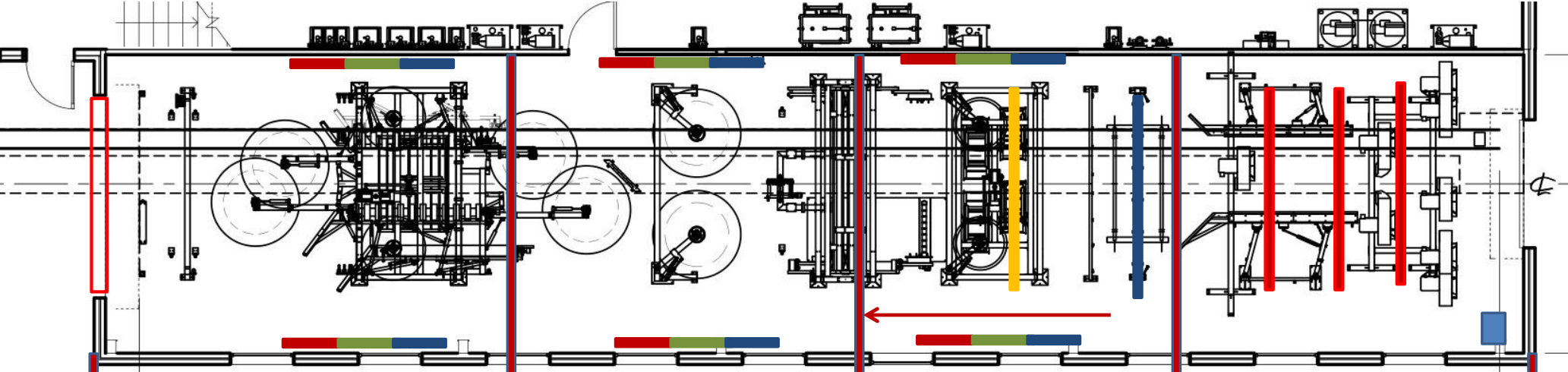
➤ High-Growth Submarket of Atlanta

The subject property is strategically located in a high growth submarket of Atlanta, one of the fastest growing MSA's in the country. There are over 191,237 people living within a 5-mile radius of this site and the average household income in a 1, 3, and 5-mile radii of \$92,736. Since 2010, the population within a 5-mile radius of the subject property has grown by 13% and is projected to continue growing by another 3% by 2028. The third largest university in Georgia, Kennesaw State University, is located 1.6 miles away with 45,000 students enrolled in over 180 undergraduate, master's, doctoral degree and certificate programs. The University System of Georgia Board of Regents approved a \$50 million construction project to build a new student housing dorm that will fit an additional 600 students to be called the Summit II.

➤ Outparcel to Wade Green Crossing | Historically 99% Leased

The subject property directly benefits from being located at the entrance to Wade Green Crossing, a 177,000 SF regional retail shopping center. Wade Green Crossing is located 1.6 miles from Kennesaw State University, making this the closest shopping destination for the 45,000 students to travel to and shop at. In a 1-mile radius, you'll find a long list of national retailers such as Kroger, Publix, The Home Depot, LA Fitness, and Big Lots to name a few. This location greatly benefits from also being near other popular shopping destinations such as Wade Green Village (72,500 SF) and Shiloh Square Shopping Center (136,920 SF), which are huge traffic drivers for this location.

CAR WASH TUNNEL EQUIPMENT BREAKDOWN

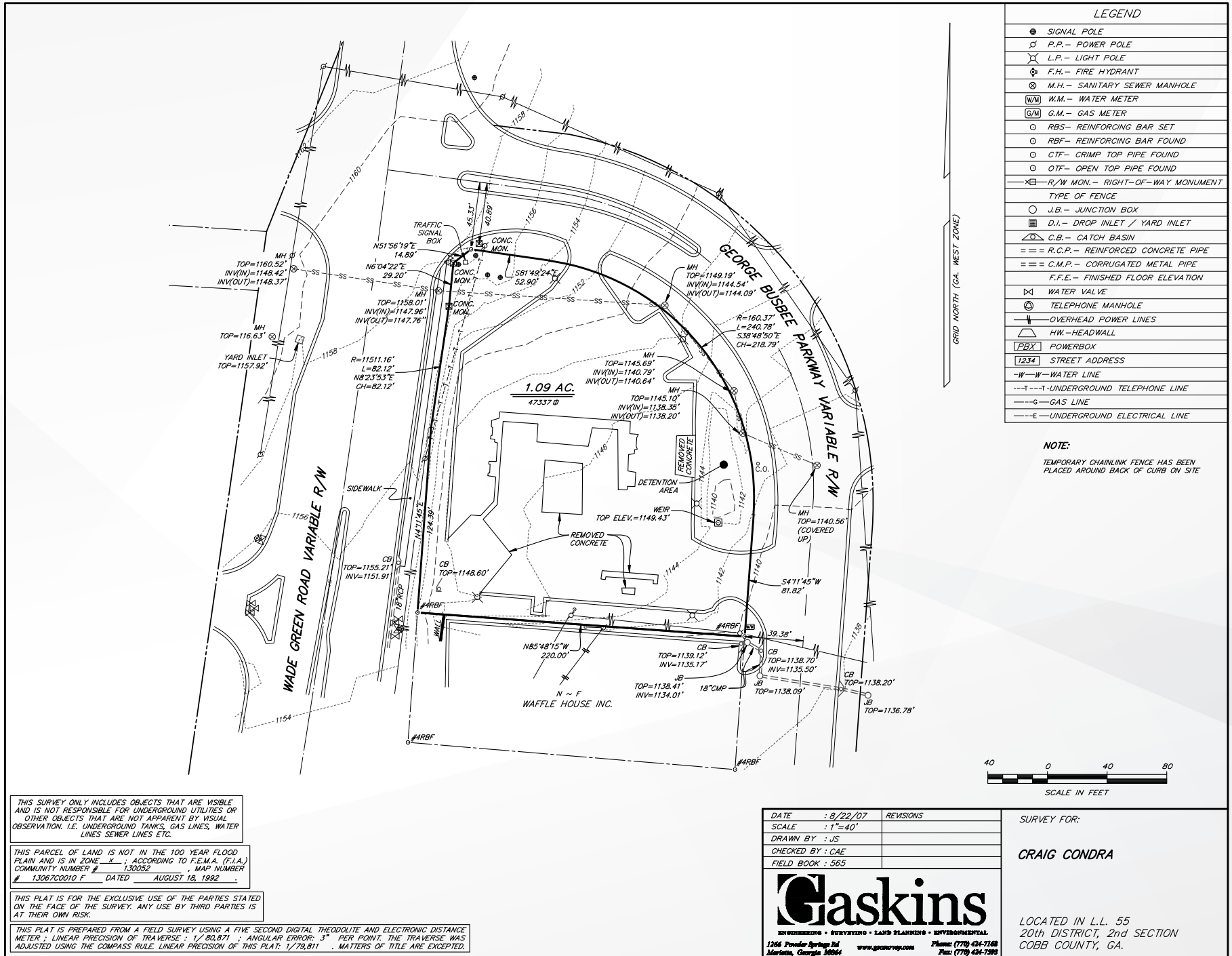


CAR WASH TUNNEL EQUIPMENT BREAKDOWN



Quantity	Part #	Description			
1	CORR8X25ROL	Correlator-Standard 8X 25inch Rolling Used to align vehicle w/ entrance of the conveyor	1	SF50	Van Height Side Brush 50 in, w/ Top Neoglide Please Allow Space in Tunnel; Will drop in later
1	CORROLGD-42	Rolling Guide Rails-42 in	1	HY575	Hydraulic Power Pack 5 HP for 50's
1	CONV115	Over-Under Conveyor: 115 Feet Banana Peel Upgrac	1	UND101/24	Undercarriage Wash w/ 24V Solenoid Floor mounted spray manifold complete with jets
1		Goodlin Anti-Collision System	1	SFM804COMBO	Mitter, S X S, 4 Basket, Half Moon Designed for use with attachments
1	ES100/24	Air Take Up	1	SFB21/A	Rocker Brush 21 in Attachment to S X S Mitter
1	ES100/24	Entrance Eye System 24 V	1	DOSD25RE1500/A	Dosatron Chemical Dispensing Panel
1	TMREMPULSE	Pulse Switch, ICS, Remote, System Provides accurate measurement as vehicle travels in the tunnel to the car wash computer NOTE: Hydrpulse Pulse Switch ACE84 no longer produced	2	RAINMA	Rain Manifold Mounting Arch Holds four Rain Bars and is 10ft high
1	BLA100	Bare Arch	1	RAIN102/AS/24	Rain Manifold 2 gal per min for Drying Agent
6	SHFMR/CTA	Foam CTA, Shower Head Tree (Three Sets)	1	RAIN101/AS/24	Rain Manifold 4 gal Per min for Pre Rinse
13	G-57	Sonny's Chemical Pumping Stations @549.00 each	1	RAIN102/AS/24	Rain Manifold 2 gal per min for Clear Coat
1	APATBP100	Sonny's Rain X Arch	1	RAIN100/AS/24	Rain Manifold 8 gal per min for Spot Free
1	SFM901SPYDERTBG	Spyder Front to Rear Mitter w/Dual Straight Frame	1	RNS100/24	V Jet Nozzle Arch for the spot free
	SF68R/A	Reverse Wrap Attachment	1	TSA101/C	Simoniz Tire Shiner with Cross Arch Computer controlled, on-demand application of the dressing
	SF04DJWRAP/A	Double Jog Wrap Attachment	1	SF815P	Air Dryer System 120 HP dryer has 4-15 HP top nozzles and 4-15 HP side nozzles for the best vehicle drying in the industry
1	TBGPDL200/A	Poodle Tire Brush Attachment	1	HY7575/2FLOW	Hydraulic Power Pack - 7.5 HP with 2 Flows 10.5 gpm vane pump provides hydraulic power to spyder, including the wrap wheels, tire brush, wheel brush, top omni and rockers
1	TBG200RET/24	Tire Brush Retract Kit, 24V	4	HY7575/2FLOW	Hydraulic Power Pack - 10 HP with spare motor 12.3 gpm vane pump provides hydraulic power to the conveyor
1	SFBTBG18/A	Wheel Brush	1	VR10-12IR/P	10HP 120 Gallon Vertical Full Package (Primary) includes motor starter, auto tank drain
2	SF68NG-UG	Neoglide Upgrade	1	VR7-8IR/P	7.5HP 80 Gallon Vertical Full Package (Backup) includes motor starter, auto tank drain
1	CL100MCSFM901UG	Micro Fiber Cloth for Mitter	1	AD35	Air Dryer-Filter for Air Compressor
1	SPENDULUM	Pendulum Wheel Cleaner	1	VAC25C/S	Separate Mount 25 HP Vacuum @ 5619.00 Provides superior cleaning power for up to 8-10 drops
1	OMNI10T	Omni, Bolt on Top Attachment to Pendulum	1	VAC20C/S	Separate Mount 20 HP Vacuum @ 4855.00 Provides superior cleaning power for up to 6-8 drops (manifold & tools not included)
1	H25/DPS	Double H-25 Pumping Unit @ 10,147.00 each Provides high pressure water to Pendulum	1	V1000	Vacuum Silencers @ 149.95
1	H25/SPS	Single H-25 Pumping Unit @ 5,130.00 each Provides high pressure water to Top Omni	1	MCC	Vacuum Drop Kit @ \$120.85 each
1		Three Color Foamer Arch Includes clear tubes	1		Motor Control Center M.L.O. motor switching center for all car wash motors (Requires main disconnect & service)
4		4ft LED three dimensional lights \$695	1		Stop n Go Sign
0	PW350-5M240	Pur-Clean Reclaim System 120 GPM	0		Instructional Sign
1		Pur Clean 120 gal per min system	1		Horn
1		Aqua Prep	1	35-120-30	Horn
1		Spot Free 10000 GPD	4	WB	Weather Box for Horn
2		Delivery System 20 gal per min pumps 60 psi	1		
2	Optional	So-Brite Filtermatic Series 100% Reclaim @ \$56,867.00	4		
0	8000 GPD	Pur-Clean Spot Free System 8000 gpd	22		
0	PC1500WST	Pur-Clean 1500 Gallon Water Storage Tank @ 1558.00	1		
2		Pur-Clean 750 Gal Storage Tank \$1095.00	1		
1	RS 5	Con-Serv Reject Water System 90-100 GPM	1		
1	20DOM05121	Con-Serv Dominator Pump, 0.5HP, 20GPM, Submersible Pump for mirror rinse	1		
3	RNS/MIR/FIX	Mirror Rinse	1		
		Fiberglass Grating for Conveyor (120 ft)	1		
0		Chemical Start up	1		
1		Installation Hose Kit	1		
		Includes all hydraulic hose, fittings, couplings, and PVC for vacuums	1		
12	C-15-DG-30	Grating, Fiberglass, Gray, 3 ft X 10ft X 1.5 in @ 410.00	1		
2		TSS Lighted Menu Signs \$1395 each	1		

CAR WASH SURVEY



LEGEND

●	SIGNAL POLE
⊗	P.P. - POWER POLE
⊕	L.P. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊕	M.H. - SANITARY SEWER MANHOLE
⊕	W.M. - WATER METER
⊕	G.M. - GAS METER
○	RBS - REINFORCING BAR SET
○	RBF - REINFORCING BAR FOUND
○	CTF - CRIMP TOP PIPE FOUND
○	OTF - OPEN TOP PIPE FOUND
⊠	R/W MON. - RIGHT-OF-WAY MONUMENT
TYPE OF FENCE	
○	J.B. - JUNCTION BOX
○	D.I. - DROP INLET / YARD INLET
△	C.B. - CATCH BASIN
===	R.C.P. - REINFORCED CONCRETE PIPE
===	C.M.P. - CORRUGATED METAL PIPE
---	F.F.E. - FINISHED FLOOR ELEVATION
⊕	WATER VALVE
⊕	TELEPHONE MANHOLE
⊕	OVERHEAD POWER LINES
⊕	HW - HEADWALL
⊕	POWERBOX
1234	STREET ADDRESS
-W-W-	WATER LINE
-T-T-	UNDERGROUND TELEPHONE LINE
-G-G-	GAS LINE
-E-E-	UNDERGROUND ELECTRICAL LINE

NOTE:
TEMPORARY CHAINLINK FENCE HAS BEEN PLACED AROUND BACK OF CURB ON SITE



THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND TANKS, GAS LINES, WATER LINES SEWER LINES ETC.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER 1306700010.F DATED AUGUST 18, 1992.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/80,871; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/79,811. MATTERS OF TITLE ARE EXCEPTED.

DATE	: 8/22/07	REVISIONS
SCALE	: 1"=40'	
DRAWN BY	: JS	
CHECKED BY	: CAE	
FIELD BOOK	: 565	

SURVEY FOR:
GRAIG CONDRA

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LOCATED IN L.L. 55
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

Drawing name: S:\bld\COBB\20\20_0025\WADE GREEN @ BUSBEE BND\UNCL\WADE GREEN @ BUSBEE.dwg Plotted on: Aug 31, 2007 - 1:22pm Plotted By: Jeremy Shroy

PROPERTY PHOTOS



PROPERTY AERIAL



Wade Green Road - 37,700 VPD

George Busbee Pkwy - 10,454 VPD

CAPTAIN KLEEN
Speed Wash
"We Manufacture Kleen"

PROPERTY AERIAL



Red Roof Inn



WAFFLE HOUSE



INTERSTATE 75
Less than .5 Mile from I-75 (98,816 VPD)



Wade Green Road - 37,700 VPD

George Busbee Pkwy - 10,454 VPD

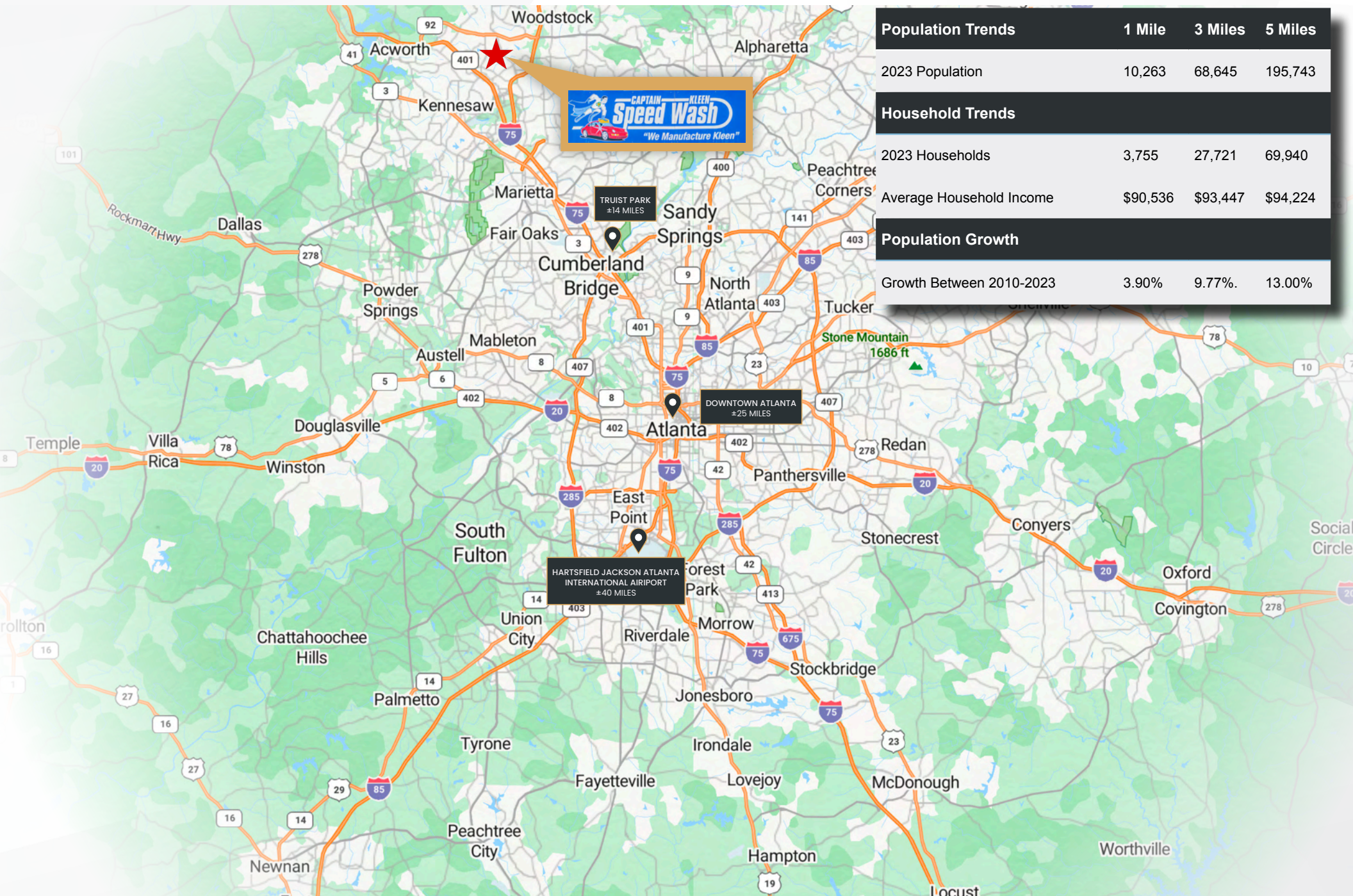
HIGH GROWTH CORRIDOR

NEW DEVELOPMENTS WITHIN 5 MILES



1	East Park Village by Traton Homes 105 Single-Family Residential Subdivision Units (Under Construction)
2	Town Park Drive Apartments 258 MF Units (Planned)
3	The Reserve at Bells Ferry 133 Single-Family Residential Subdivision Units (In Development)
4	Solis Kennesaw 300 MF Units (Under Construction)
5	The Station @ South Mountain 318 MF Units, 44 Townhome Units, 356,000 SF of Retail, and Office Development (Planned)
6	Chastain Crossing 340 MF Units, 30,000 SF of Retail, and 3 Industrial Warehouses (Proposed)
7	Town Center Drive Apartments 378 MF Units (Proposed)
8	Roberts Court Apartment Complex 240 MF Units (Proposed)
9	Avonlea Heights 240 MF Units (Planned)
10	Barrett Pavilion Apartments 347 MF Units (Proposed)

DEMOGRAPHICS - Kennesaw, GA



Population Trends	1 Mile	3 Miles	5 Miles
2023 Population	10,263	68,645	195,743

Household Trends	1 Mile	3 Miles	5 Miles
2023 Households	3,755	27,721	69,940
Average Household Income	\$90,536	\$93,447	\$94,224

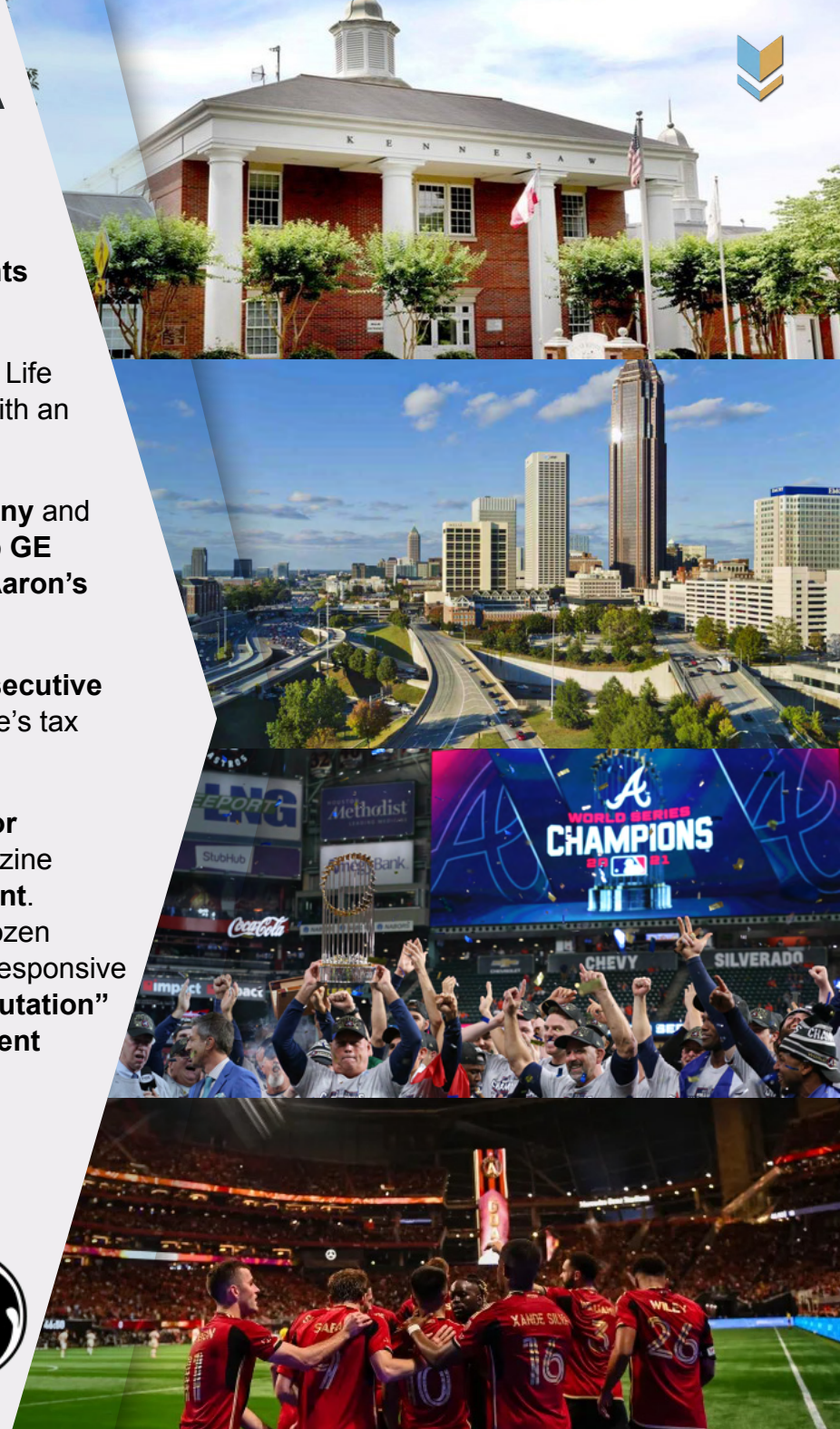
Population Growth	1 Mile	3 Miles	5 Miles
Growth Between 2010-2023	3.90%	9.77%	13.00%

LOCATION OVERVIEW - Kennesaw, GA

SMALL TOWN CHARM WITH BIG CITY AMENITIES!

- Cobb County has the **highest educated residents** in the state of Georgia. In Cobb, **48.4% of residents have a bachelor's degree** and **15% of residents have a graduate or professional degree.**
- **Cobb County is home to two universities** - Kennesaw State University and Life University. **Kennesaw State is the third-largest university** within Georgia with an enrollment of over **45,000 students.**
- **Fortune 500 Companies** such as **The Home Depot, Genuine Parts Company** and **HD Supply Holdings Inc.** headquarter in Cobb County. Cobb is also home to **GE Energy, the Atlanta Braves, Comcast, Atlanta United FC, Atlanta Blaze, Aaron's Rents,** and **RaceTrac.**
- **Site Selection magazine ranked Georgia "No. 1 for Business" eight consecutive years (2013-20).** That's based on an analysis of announced projects, the state's tax climate and a thorough survey of site selection professionals.
- **Area Development magazine also named Georgia No. 1 for business – for eight straight years (2014-21).** And for each of those seven years, the magazine also ranked Georgia **No. 1 for Cooperative & Responsive State Government.** Area Development's rankings reflect the views of industry experts across a dozen characteristics of business-friendly states. One of those is Cooperative and Responsive State Government. **Area Development noted Georgia's "longstanding reputation" in this category, citing "reasonable statutes, sound economic development policy and strong business development support."**

TOP EMPLOYERS IN KENNESAW, GA





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