

State-of-the-Art Car Wash Available



2325 Nagel Rd.
Avon, OH 44011

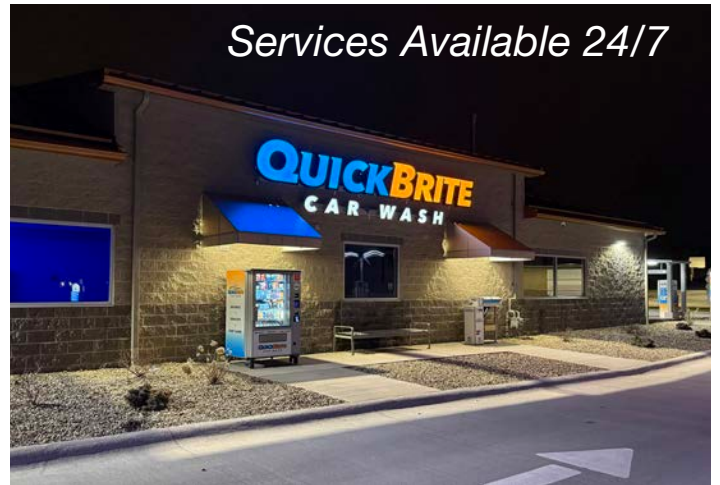
Property Features

- Newly Constructed, State-of-the-Art Facility
- 1.5 Acres with Ability to Add Another Bay
- Includes Soft-Touch and Touchless Bays
- 6 Vacuum Stations
- Fully Automated
- Easy Access to I-90
- Join National Retailers: Meijer, Duluth Trading, Cabela's, Costco and Top Golf
- Affluent Area with a HH Income of \$146,850 in a 10 mile radius
- Tax Credits Bonus Depreciation Available for Car Wash



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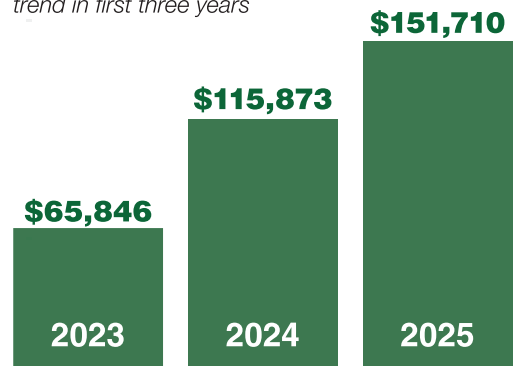


STATS

- Street Traffic Count: 36,681 VPD
- Average Car Wash Customer Traffic: 273/day
(as of 04/30/25)
- QuickBrite App Users: 4,000+
- Equipment Value: \$800,000+

First Quarter Gross Profits

January through March comparison
trend in first three years



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Executive Summary

2325 Nagel Rd, Avon, Ohio, 44011
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.45541
Longitude: -81.98819

	1 mile	3 miles	5 miles
Population			
2010 Population	2,428	44,204	125,493
2020 Population	2,748	47,980	135,008
2024 Population	2,765	47,950	135,322
2029 Population	2,789	47,938	135,296
2010-2020 Annual Rate	1.25%	0.82%	0.73%
2020-2024 Annual Rate	0.15%	-0.01%	0.05%
2024-2029 Annual Rate	0.17%	-0.01%	0.00%
2020 Male Population	46.5%	48.2%	48.4%
2020 Female Population	53.5%	51.8%	51.6%
2020 Median Age	47.4	44.7	44.0
2024 Male Population	47.2%	48.9%	49.2%
2024 Female Population	52.8%	51.1%	50.8%
2024 Median Age	48.1	44.8	44.1

In the identified area, the current year population is 135,322. In 2020, the Census count in the area was 135,008. The rate of change since 2020 was 0.05% annually. The five-year projection for the population in the area is 135,296 representing a change of 0.00% annually from 2024 to 2029. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 44.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	89.2%	87.0%	87.6%
2024 Black Alone	0.8%	2.1%	1.9%
2024 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2024 Asian Alone	3.9%	4.2%	3.4%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	1.0%	1.1%	1.2%
2024 Two or More Races	4.9%	5.6%	5.8%
2024 Hispanic Origin (Any Race)	3.7%	4.1%	4.4%

Persons of Hispanic origin represent 4.4% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 29.4 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	195	171	150
2010 Households	871	17,119	49,281
2020 Households	1,021	18,661	53,444
2024 Households	1,042	18,847	54,210
2029 Households	1,067	19,136	55,141
2010-2020 Annual Rate	1.60%	0.87%	0.81%
2020-2024 Annual Rate	0.48%	0.23%	0.34%
2024-2029 Annual Rate	0.48%	0.30%	0.34%
2024 Average Household Size	2.60	2.50	2.46

The household count in this area has changed from 53,444 in 2020 to 54,210 in the current year, a change of 0.34% annually. The five-year projection of households is 55,141, a change of 0.34% annually from the current year total. Average household size is currently 2.46, compared to 2.48 in the year 2020. The number of families in the current year is 36,249 in the specified area.

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Mortgage Income			
2024 Percent of Income for Mortgage	18.7%	19.3%	18.2%
Median Household Income			
2024 Median Household Income	\$128,957	\$122,469	\$107,834
2029 Median Household Income	\$153,289	\$143,523	\$123,338
2024-2029 Annual Rate	3.52%	3.22%	2.72%
Average Household Income			
2024 Average Household Income	\$178,925	\$165,047	\$146,310
2029 Average Household Income	\$199,898	\$188,339	\$168,438
2024-2029 Annual Rate	2.24%	2.68%	2.86%
Per Capita Income			
2024 Per Capita Income	\$73,416	\$65,413	\$58,674
2029 Per Capita Income	\$83,140	\$75,782	\$68,706
2024-2029 Annual Rate	2.52%	2.99%	3.21%
GINI Index			
2024 Gini Index	34.4	34.0	35.4
Households by Income			
Current median household income is \$107,834 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$123,338 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$146,310 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$168,438 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$58,674 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$68,706 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	121	114	121
2010 Total Housing Units	885	18,115	51,967
2010 Owner Occupied Housing Units	786	13,885	40,328
2010 Renter Occupied Housing Units	85	3,234	8,953
2010 Vacant Housing Units	14	996	2,686
2020 Total Housing Units	1,060	19,577	56,052
2020 Owner Occupied Housing Units	846	14,819	42,956
2020 Renter Occupied Housing Units	175	3,842	10,488
2020 Vacant Housing Units	87	936	2,597
2024 Total Housing Units	1,083	19,780	56,826
2024 Owner Occupied Housing Units	870	15,161	44,145
2024 Renter Occupied Housing Units	172	3,686	10,065
2024 Vacant Housing Units	41	933	2,616
2029 Total Housing Units	1,105	20,059	57,732
2029 Owner Occupied Housing Units	903	15,559	45,375
2029 Renter Occupied Housing Units	164	3,577	9,766
2029 Vacant Housing Units	38	923	2,591
Socioeconomic Status Index			
2024 Socioeconomic Status Index	70.1	66.3	62.1

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