

Eco wash Site summary-

1192 Michigan Ave. E. (Michigan Business Route 94)

Battle Creek, MI 49014

Lot size: 1.78 acres

Lot type: Corner

Utilities: Water, sewer, natural gas and three phase power on-site

Zoning: General Commercial with special use permitted for 24-hour car wash

Asking Price: \$1,200,000(open to offers)

Current configuration

Building- 3,000 sq feet, built in 1998, with office and bathroom.

Utilities-Serviced by city water (2" line), sewer, three-phase power and natural gas.

Self-Serve- 4 bays updated in 2019, all have Crypto pay with tap to pay. All bays have in floor heat and hot water. Bays are 11' tall and 12' wide.

Automatic- 1 laser wash 360+ installed in June of 2022, with Crypto pay and tap to pay.

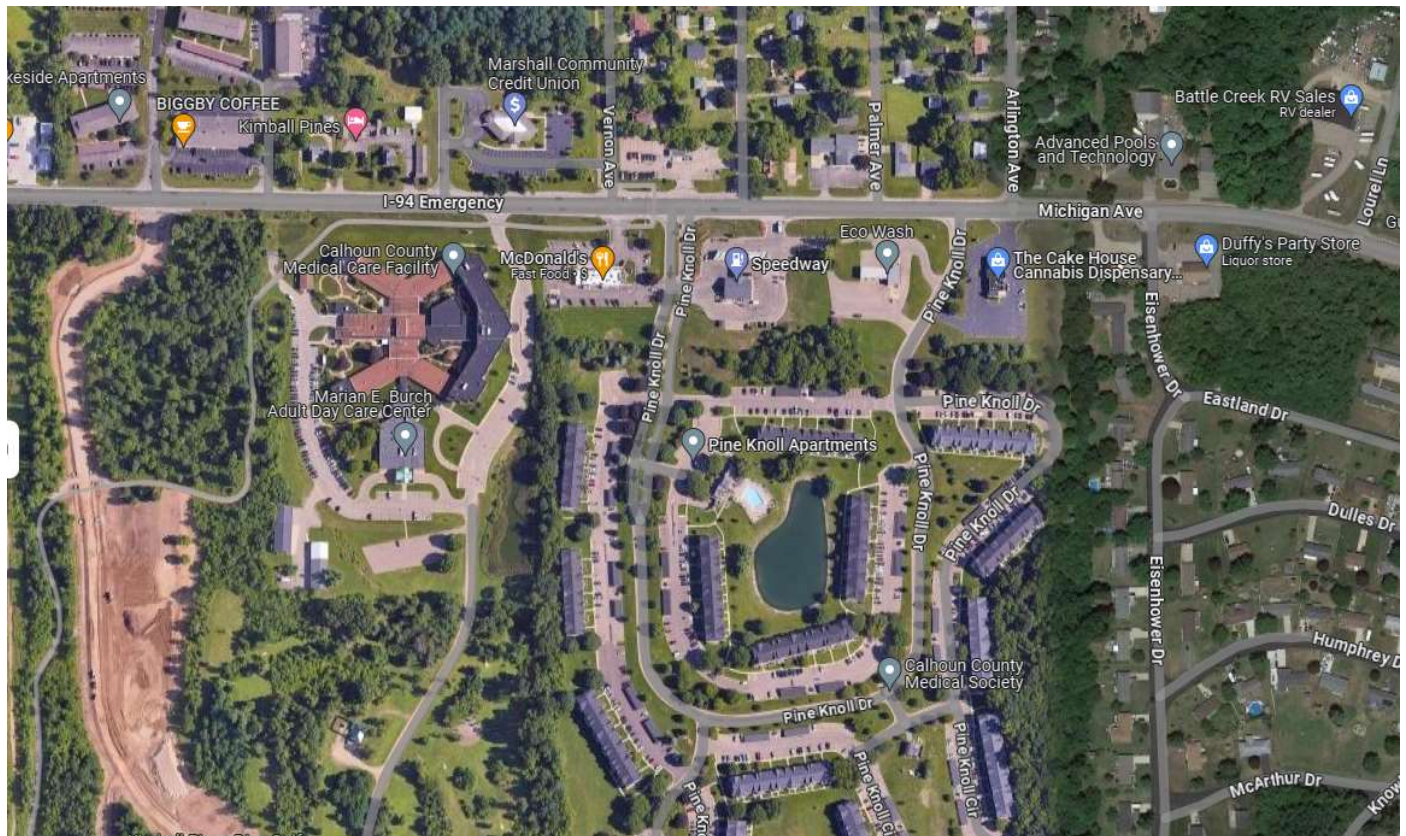
Vacuums- 2 regular vacs, 2 shampoo vacs.

Signage- 8'x8' raised lighted sign.

Vending- Two snack type vending machines.

Additional building- 22x24 pole building at rear of lot.

Site Map-



Michigan Ave Traffic Counts

AADT- 2022 14,084 VPD

Weekday Volume- 2021 17,367 VPD (2022 not available)

The nearest traffic light is 300' away and traffic regularly backs up to the wash.

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| | | | |
|----------------|------------------------------|-------------|-------------|
| Location ID | 13-0004 | MPO ID | |
| Type | SPOT | HPMS ID | |
| On NHS | Yes | On HPMS | No |
| LRS ID | 3130975 | LRS Loc Pt. | 2.349131 |
| SF Group | Urban | Route Type | IS BL M Rte |
| AF Group | South | Route | 094,096 |
| GF Group | Urban | Active | Yes |
| Class Dist Grp | 3_094_008 | Category | Primary |
| Seas Class Grp | | | |
| WIM Group | | | |
| QC Group | Default | | |
| Funct'l Class | (3) Other Principal Arterial | Milepost | |
| Located On | I-94BL MICHIGAN | | |
| Loc On Alias | I 94 BL | | |
| EAST OF | Columbia Ave E | | |

More Detail ▶

STATION DATA

Directions: **2-WAY** **EB** **WB** ?

AADT ?

| | Year | AADT | DHV-30 | K % | D % | PA | BC | Src |
|--|------|---------------------|--------|-----|-----|--------------|----------|-----------------|
| | 2022 | 14,084 ³ | | 9 | 54 | 13,324 (95%) | 760 (5%) | Grown from 2021 |
| | 2021 | 13,876 | 1,210 | 9 | 54 | 13,126 (95%) | 750 (5%) | |
| | 2020 | 11,743 ³ | | 11 | 54 | 11,227 (96%) | 516 (4%) | Grown from 2019 |
| | 2019 | 14,697 ³ | | 11 | 54 | 14,050 (96%) | 647 (4%) | Grown from 2018 |
| | 2018 | 14,771 | 1,567 | 11 | 54 | 14,120 (96%) | 651 (4%) | |

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VOLUME COUNT

| | Date | Int | Total |
|---|---------------|-----|--------|
| 👁 | Tue 5/18/2021 | 15 | 17,367 |
| 👁 | Mon 5/17/2021 | 15 | 16,833 |
| 👁 | Tue 6/5/2018 | 15 | 18,751 |
| 👁 | Mon 6/4/2018 | 15 | 18,888 |
| 👁 | Wed 5/20/2015 | 60 | 18,936 |
| 👁 | Tue 5/19/2015 | 60 | 18,586 |
| 👁 | Wed 11/5/2014 | 60 | 16,798 |
| 👁 | Tue 11/4/2014 | 60 | 16,673 |
| 👁 | Mon 11/3/2014 | 60 | 17,178 |
| 👁 | Tue 8/21/2012 | 60 | 17,804 |

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mm/dd/yyyy ☐ To Date

VOLUME TREND ?

| Year | Annual Growth |
|------|---------------|
| 2022 | 1% |
| 2021 | 18% |
| 2020 | -20% |
| 2019 | -1% |
| 2018 | -14% |
| 2017 | 1% |
| 2016 | 3% |
| 2015 | 15% |
| 2014 | -5% |
| 2013 | 1% |

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Population:

<https://www.freemaptools.com/find-population.htm>

1 Mile- 3,132

2 Mile- 8,560

2.1 miles Self-Serve wash

3 Mile- 23,884

3.8 Miles Tunnel Wash

4 Mile- 38,586

5 Mile- 55,651

Neighboring: High traffic gas station (Speedway LLC) with shared easement, interurban agreement.

Wash is at entrance for Pine Knoll apartments- 300+ middle class apartments complex

(<https://www.pineknoll-apartments.com/>)

-Speedway

-McDonalds

-Marshall Community Credit Union

- Bigby

-The Cake House (Dispensary)

- Bigby Coffee

Recently announced: Blue Oval mega site (Ford) 1900-acre mega battery plant being built less than 5 minutes from the wash site. This wash is on the main thoroughfare between the site and Battle creek. This site is the nearest location to the mega site (excluding Marshall)

<https://choosemarshall.com/blueoval-battery-park-michigan/>

Competition: There are currently 4 tunnel washes operating in Battle Creek; the nearest being 3.8 miles away on Michigan Ave. There are no tunnel washes on the east side of M-66 (194). There is one self-serve car wash on the east side M-66 (2.1 Miles away) but the equipment is old and outdated. Currently there is not a car wash offering subscriptions on the east side of M-66 (we have had many inquiries).

Other: Site includes 5 BigBelly solar powered compacting trash cans and has remotely monitored (Cell Phone/Tablet) Lorex 4K camera system. The entire site, including the Laser Wash, can be monitored remotely.

