



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

Operational Car Wash (Skwecky Kleen) 3,132± SF



FOR SALE

SALES PRICE: \$2,850,000

**365 E GA Hwy 26
Cochran, GA 31014**

**PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcworldwide.com
Cell: (478) 718-1806
Office: (478) 746-8171**

**Coldwell Banker Commercial - Eberhardt & Barry
990 Riverside Dr., Macon, GA 31201**



PROPERTY OVERVIEW

365 E GA Hwy 26
Cochran, Bleckley County, GA 31014

BUILDING INFORMATION:	<ul style="list-style-type: none"> Fully Operational Car Wash 3,131± Total SF (Main - ±2,648 SF ; Extra Feature - ±484 SF) 2± acres (Car Wash sits on ~1.25 acres, with an additional ~0.75 acres of vacant land) New Build - 2023 Car Wash and Business both included (Skwecky Kleen Car Wash) 80 ft. tunnel Directly across the street from Walmart Supercenter
LOCATION:	<ul style="list-style-type: none"> ±338 ft. of frontage on GA Hwy 26 Located directly across the street from Walmart Supercenter 0.1 miles from signalized 4-way intersection at GA Hwy 26 and GA Hwy 87 Bypass
ACTUAL YEAR BUILT:	2023
AVERAGE DAILY TRAFFIC COUNT:	~14,000 Vehicles Per Day - GA Hwy 26 ~8,300 Vehicles Per Day - GA Hwy 87 Bypass
LAND:	2± acres
ZONED:	C4
UTILITIES:	All public utilities available to site
NEIGHBORS:	Walmart Supercenter, Valero, Exxon, Ace Hardware, CVS, Bleckley County Elementary, Middle and High Schools, McDonald's, Arby's, Domino's, Huddle House, Popeye's, Dollar Tree, Jack's, Captain D's, Circle K, Advanced Auto Parts, O'Reilly Auto Parts, Family Dollar, Cochran Inn & Suites, Citizens Bank of Cochran, Bleckley Memorial Hospital and more!
SALES PRICE: \$2,850,000	

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PHOTOS

365 E GA Hwy 26
Cochran, Bleckley County, GA 31014



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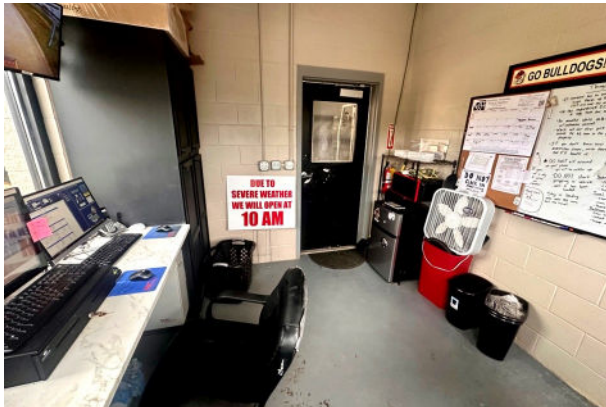
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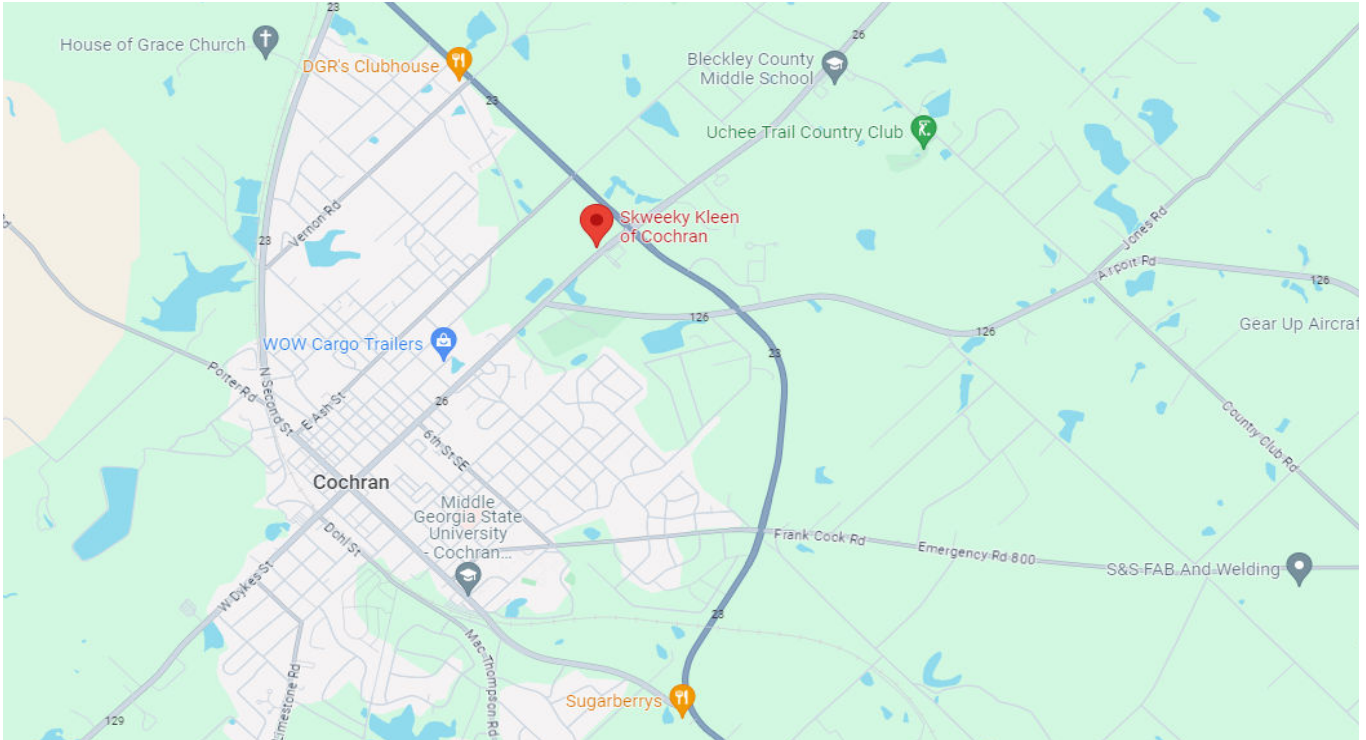
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MAPS

365 E GA Hwy 26
Cochran, Bleckley County, GA 31014



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DEMOGRAPHICS - 1 Mile

365 E GA Hwy 26
Cochran, Bleckley County, GA 31014

KEY FACTS

1,257

Population



2.5

Average Household Size

42.6

Median Age

\$41,928

Median Household Income

EDUCATION

11%

No High School Diploma



35%
High School Graduate



37%
Some College



17%
Bachelor's/Grad/Prof Degree

BUSINESS



50

Total Businesses



818

Total Employees

EMPLOYMENT



White Collar

54%



Blue Collar

27%



Services

19%

6.4%

Unemployment Rate

INCOME



\$41,928

Median Household Income



\$21,295

Per Capita Income



\$47,996

Median Net Worth

2023 Households By Income (Esri)

The largest group: <\$15,000 (24.7%)

The smallest group: \$200,000+ (1.0%)

Indicator ▲	Value	Diff	
<\$15,000	24.7%	+9.0%	<div style="width: 24.7%;"></div>
\$15,000 - \$24,999	10.3%	-2.3%	<div style="width: 10.3%;"></div>
\$25,000 - \$34,999	8.7%	-0.8%	<div style="width: 8.7%;"></div>
\$35,000 - \$49,999	11.6%	-0.2%	<div style="width: 11.6%;"></div>
\$50,000 - \$74,999	21.5%	+0.9%	<div style="width: 21.5%;"></div>
\$75,000 - \$99,999	9.1%	-2.3%	<div style="width: 9.1%;"></div>
\$100,000 - \$149,999	11.8%	-1.6%	<div style="width: 11.8%;"></div>
\$150,000 - \$199,999	1.2%	-1.5%	<div style="width: 1.2%;"></div>

Bars show deviation from

Bleckley County ▾

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DEMOGRAPHICS - 3 Mile

365 E GA Hwy 26
Cochran, Bleckley County, GA 31014

KEY FACTS

7,940

Population



2.5

Average Household Size

36.2

Median Age

\$44,679

Median Household Income

EDUCATION

11%

No High School Diploma



34%
High School Graduate



37%
Some College



18%
Bachelor's/Grad/Prof Degree

BUSINESS



278

Total Businesses



2,656

Total Employees

EMPLOYMENT



White Collar

57%



Blue Collar

26%



Services

17%

6.4%

Unemployment Rate

INCOME



\$44,679

Median Household Income



\$21,663

Per Capita Income



\$72,402

Median Net Worth

2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (19.8%)

The smallest group: \$200,000+ (1.7%)

Indicator ▲	Value	Diff	
<\$15,000	18.8%	+3.1%	
\$15,000 - \$24,999	12.9%	+0.3%	
\$25,000 - \$34,999	10.6%	+1.1%	
\$35,000 - \$49,999	10.9%	-0.9%	
\$50,000 - \$74,999	19.8%	-0.8%	
\$75,000 - \$99,999	11.0%	-0.4%	
\$100,000 - \$149,999	12.5%	-0.9%	
\$150,000 - \$199,999	1.8%	-0.9%	

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DEMOGRAPHICS - 5 Mile

365 E GA Hwy 26
Cochran, Bleckley County, GA 31014

KEY FACTS

10,175

Population



2.5

Average Household Size

37.6

Median Age

\$47,930

Median Household Income

EDUCATION

11%

No High School Diploma



35%
High School Graduate



37%
Some College



17%
Bachelor's/Grad/Prof Degree

BUSINESS



296

Total Businesses



2,799

Total Employees

EMPLOYMENT



White Collar

56%



Blue Collar

28%



Services

16%

6.2%

Unemployment Rate

INCOME



\$47,930

Median Household Income



\$23,066

Per Capita Income



\$85,152

Median Net Worth

2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (20.3%)

The smallest group: \$200,000+ (2.0%)

Indicator ▲	Value	Diff	
<\$15,000	17.2%	+1.5%	<div style="width: 17.2%;"></div>
\$15,000 - \$24,999	12.8%	+0.2%	<div style="width: 12.8%;"></div>
\$25,000 - \$34,999	9.6%	+0.1%	<div style="width: 9.6%;"></div>
\$35,000 - \$49,999	11.5%	-0.3%	<div style="width: 11.5%;"></div>
\$50,000 - \$74,999	20.3%	-0.3%	<div style="width: 20.3%;"></div>
\$75,000 - \$99,999	11.2%	-0.2%	<div style="width: 11.2%;"></div>
\$100,000 - \$149,999	13.2%	-0.2%	<div style="width: 13.2%;"></div>
\$150,000 - \$199,999	2.1%	-0.6%	<div style="width: 2.1%;"></div>

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