

655 S US HWY 131

THREE RIVERS, MICHIGAN 49093

GLOVER AGENCY | PRICHARD PROPERTIES | kw RIVERTOWN KELLERWILLIAMS REAL ESTATE





LIST PRICE: $3,100,000

PROPERTY OVERVIEW

Exceptional investment opportunity to acquire a thriving, fully automated car wash operation with the real estate, equipment, business rights, and operating systems included. Beam & Gleam Express Auto Wash offers a proven cash-flowing model with minimal oversight required.

Featuring two 70-foot in-bay express tunnels capable of servicing up to 300 vehicles daily, the system accommodates everything from compact luxury vehicles to larger fleet liners, making it ideal for expanding into fleet contracts.

Constructed in 2021, the property and equipment are in excellent condition and supported by integrated management software with detailed vehicle tracking and reporting. Daily maintenance is handled by a part-time technician, allowing for remote, low-touch ownership.

Listing agent available for all tours to meet on site and review full operational details.





FEATURES

BUILDING SQUARE FEET:
3,097 SF

LOT SIZE:
0.76 Acres

CURRENT USE:
Fully OperationalExpressAuto Wash

YEAR BUILT:
2021

BUILDING TYPE:
Automated Car Wash / Commercial

EXPRESS BAYS:
Two 70-Foot In-Bay Express Tunnels

CAPACITY:
Up to 300 Vehicles Per Day

PARKING:
6 Spaces

INCLUDED IN SALE:
Real Estate, Equipment, Business Rights & Operating Systems



ANNUAL AVERAGE DAILY TRAFFIC

Position your business along a highly visible US-131 corridor with approximately 16,600 vehicles per day.




Clearance 9'6"





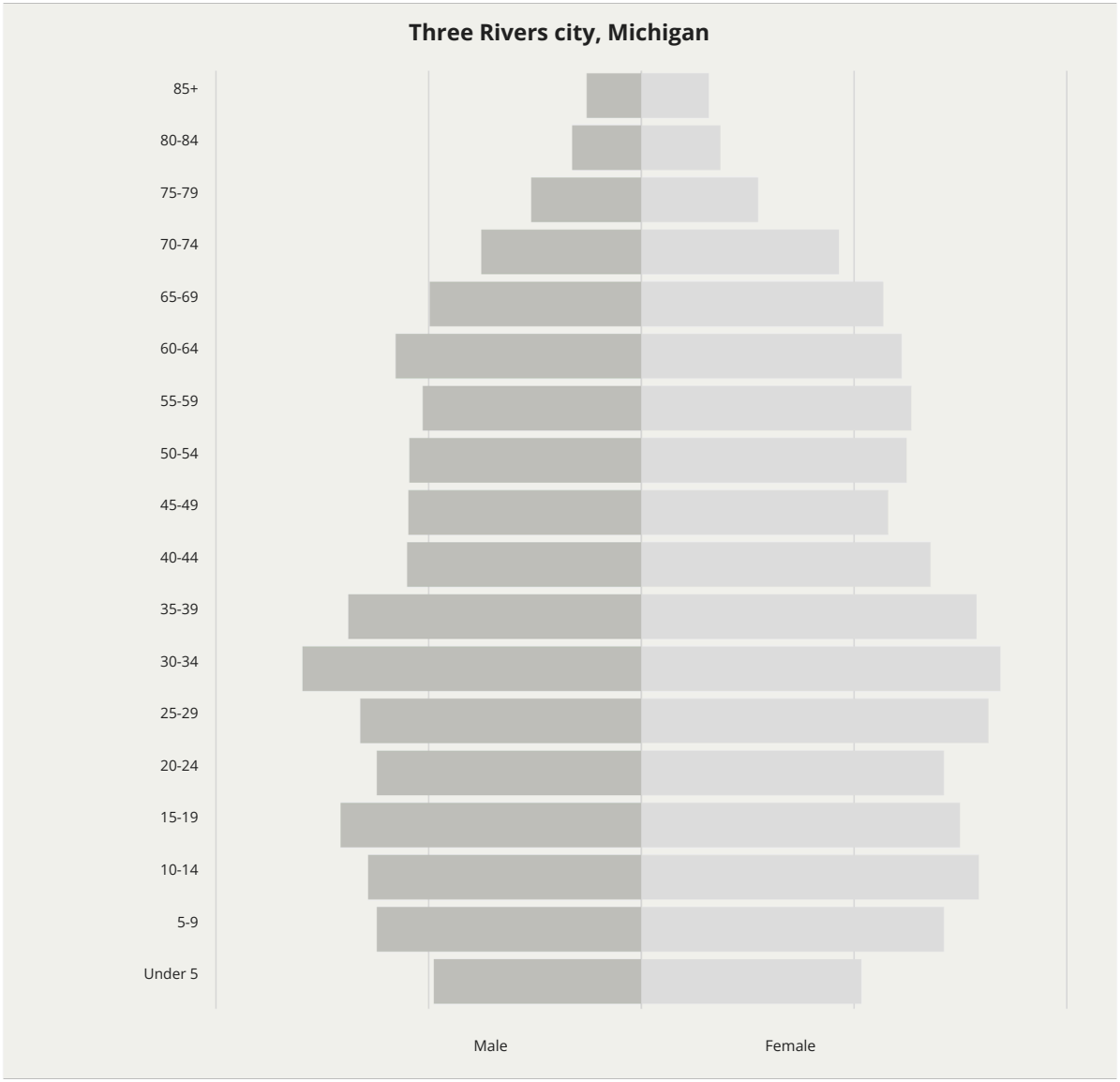
DEMOGRAPHICS - POPULATIONS AND PEOPLE

35.0 ± 2.2

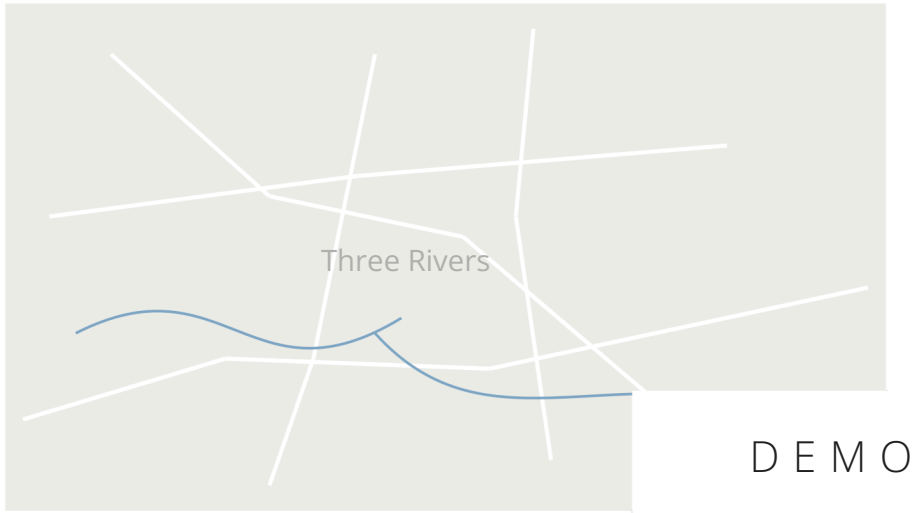
MEDIAN AGE IN THREE RIVERS CITY, MICHIGAN

40.4 ± .1

MEDIAN AGE IN MICHIGAN



Source: Census Reporter / U.S. Census Bureau, ACS 2024 5-Year Estimates



DEMOGRAPHICS - EARNINGS AND INCOME

$49,503

MEDIAN HOUSEHOLD INCOME IN THREE RIVERS CITY, MICHIGAN

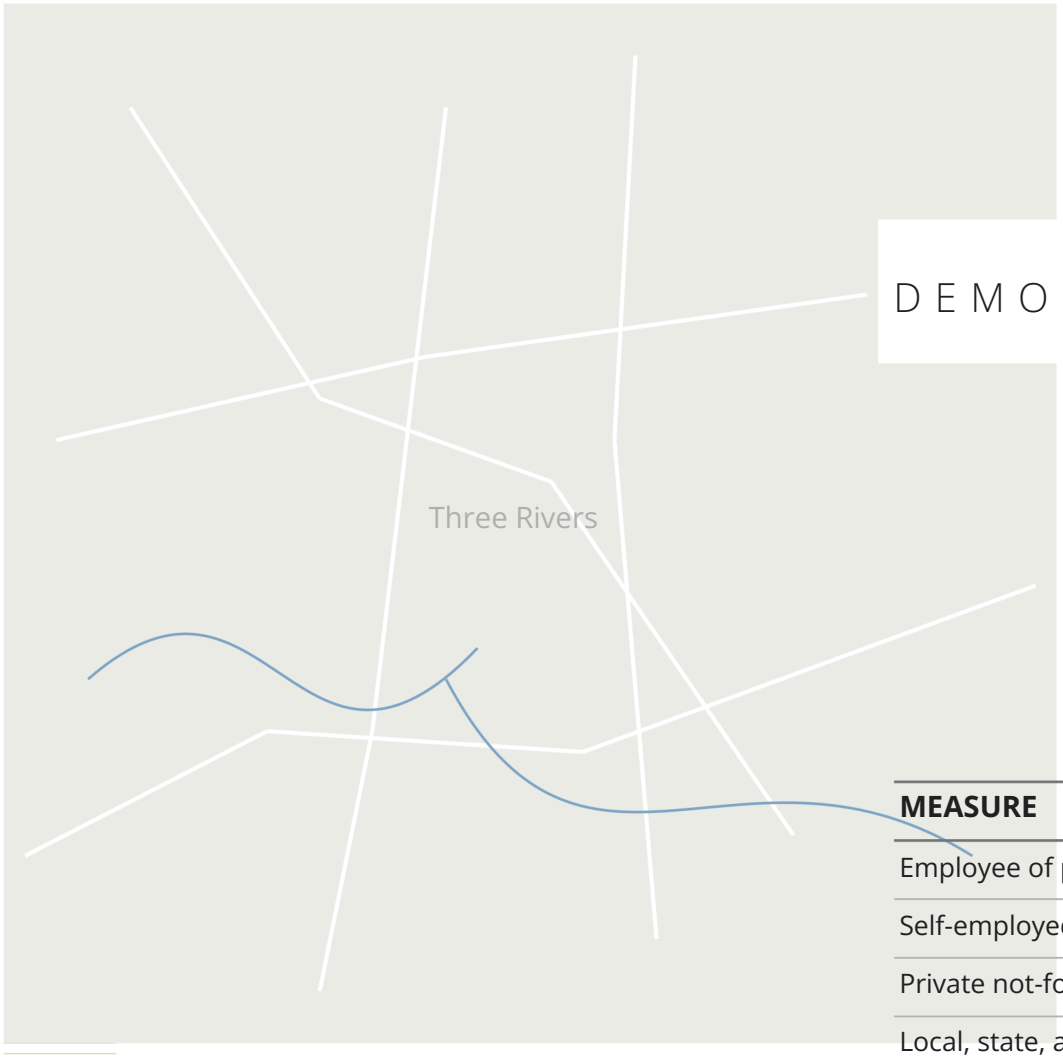
$72,389

MEDIAN HOUSEHOLD INCOME IN MICHIGAN

MEDIAN INCOME BY TYPES OF FAMILIES

MEASURE	VALUE
Families	$59,049
Married-couple families	$80,694
Nonfamily households	$31,451

Source: Census Reporter and U.S. Census Bureau QuickFacts, ACS 2024 5-Year Estimates



DEMOGRAPHICS - EMPLOYMENT

CLASS OF WORKERS

8.9%

Local, state, and federal government workers in Three Rivers city, Michigan

11.9%

Local, state, and federal government workers in Michigan

MEASURE	VALUE
Employee of private company workers	77.2%
Self-employed in own incorporated business workers	3.4%
Private not-for-profit wage and salary workers	5.7%
Local, state, and federal government workers	8.9%

Source: Data USA and U.S. Census Bureau QuickFacts, 2024

DEMOGRAPHICS - EMPLOYMENT

COMMUTING

18.6 ±2.0

AVERAGE TRAVEL TIME TO WORK (IN MINUTES) IN THREE RIVERS CITY, MICHIGAN

24.3 ±0.2

AVERAGE TRAVEL TIME TO WORK (IN MINUTES) IN MICHIGAN

EMPLOYMENT AND LABOR FORCE STATUS

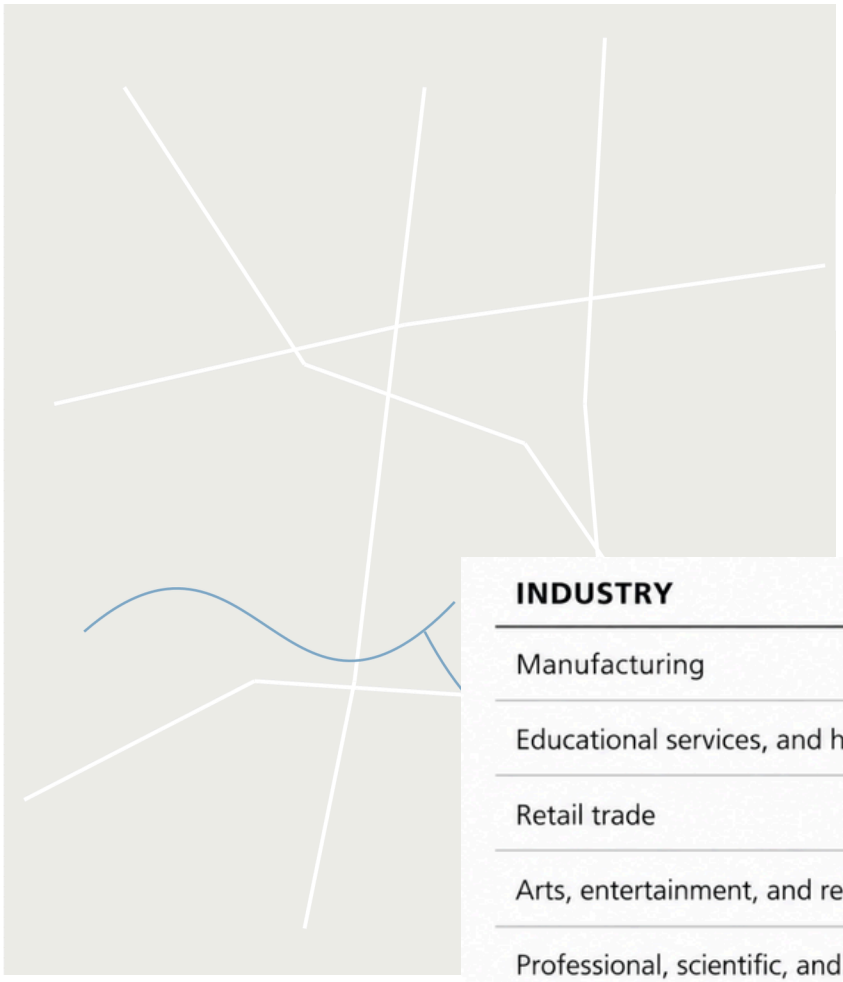
58.8% ±4.0

EMPLOYMENT RATE IN THREE RIVERS CITY, MICHIGAN

58.8% ±0.3

EMPLOYMENT RATE IN MICHIGAN

Source: Census Reporter and U.S. Census Bureau QuickFacts, ACS 2024 5-Year Estimates



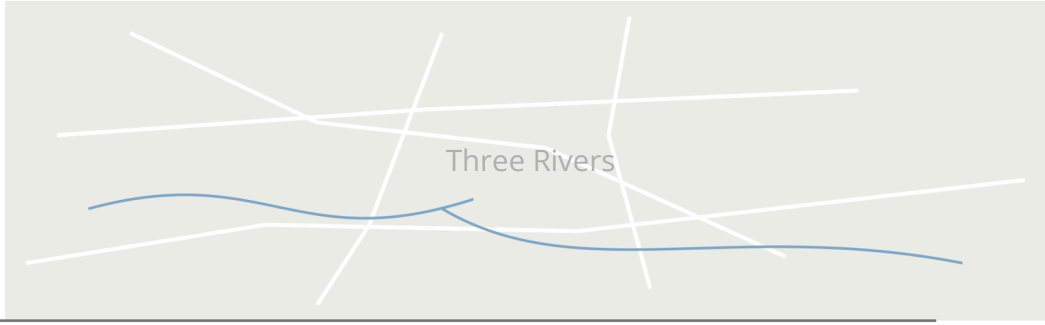
DEMOGRAPHICS - EMPLOYMENT

INDUSTRY	SHARE
Manufacturing	36.9%
Educational services, and health care and social assistance	16.2%
Retail trade	13.8%
Arts, entertainment, and recreation, and accommodation and food services	9.8%
Professional, scientific, and management, and administrative and waste management services	7.8%
Transportation and warehousing, and utilities	3.9%
Construction	3.2%
Finance and insurance, and real estate and rental and leasing	2.6%
Other services, except public administration	1.6%
Agriculture, forestry, fishing and hunting, and mining	1.4%

Source: Data USA / U.S. Census Bureau ACS 2024 5-Year Estimates

DEMOGRAPHICS - EMPLOYMENT

OCCUPATION (FOR CIVILIAN EMPLOYED POPULATIONS 16 YEARS AND OLDER)



OCCUPATION CATEGORY	WORKERS
Production, transportation, and material moving	1,235
Management, business, science and arts occupations	773
Service occupations	699
Sales and office occupations	634
Natural resources, construction, and maintenance occupations	296

Source: Data USA / U.S. Census Bureau ACS 2024 5-Year Estimates

WATCH THE FULL VIDEO

Scan the QR code for a closer look at this commercial opportunity.

655 S US HWY 131 | THREE RIVERS, MI

Ryan Prichard | 616.295.3632 | prichardproperties@gloveragency.com

GLOVER AGENCY | PRICHARD PROPERTIES | kw RIVERTOWN KELLERWILLIAMS REAL ESTATE



RYAN PRICHARD

616.295.3632

prichardproperties@gloveragency.com
www.prichardproperties.com