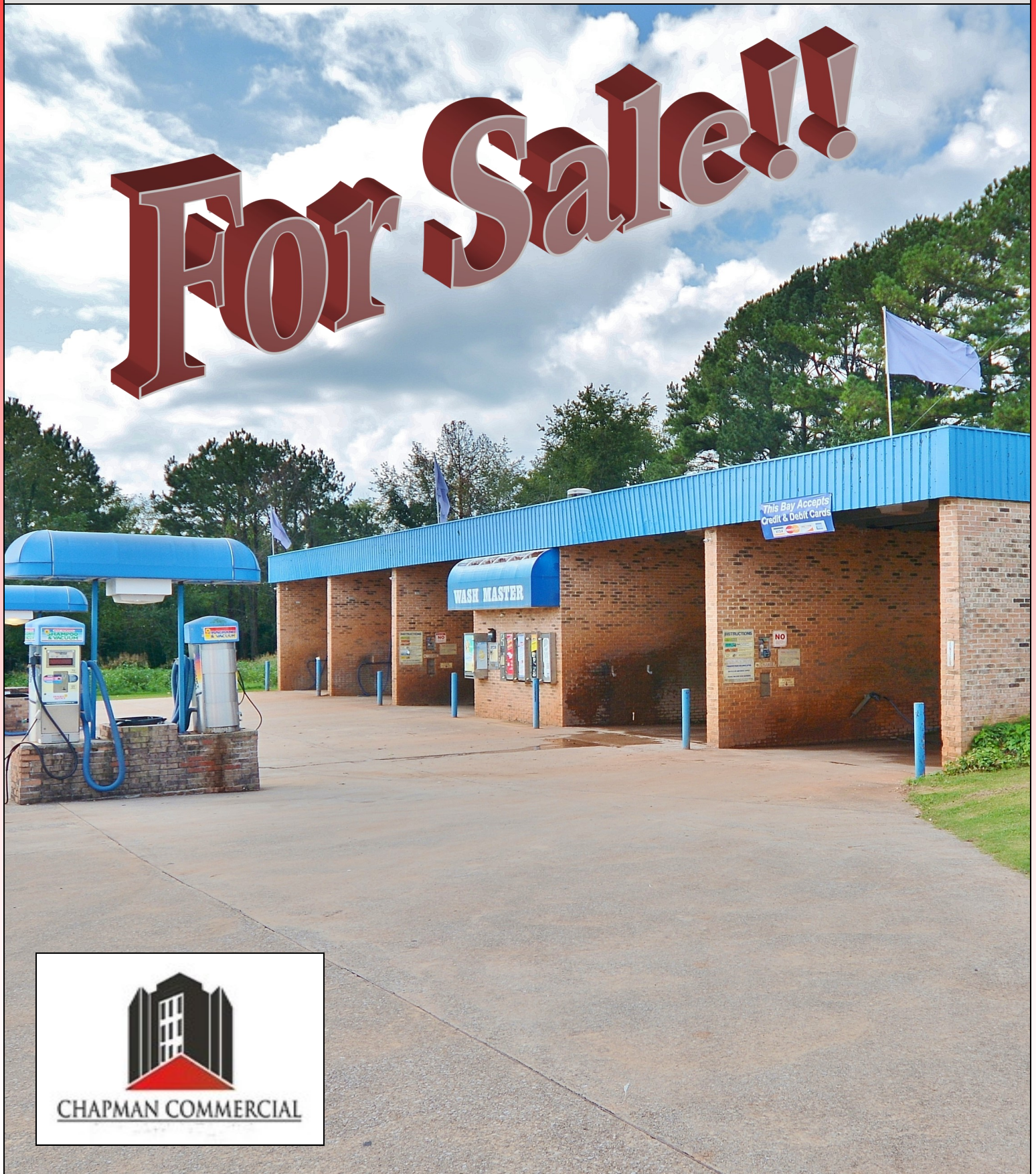


134 PATTERSON LANE
MERIDIANVILLE, ALABAMA

For Sale!!



CHAPMAN COMMERCIAL



Chapman Commercial Realty, LLC.

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

Office: (256) 715-8064

<http://www.chapmancommercialrealty.com>

PROPERTY: 134 PATTERSON LANE
MERIDIANVILLE, ALABAMA 35759

Chapman Commercial Realty is focused on providing expert services across Office, Industrial, Retail and Land properties located throughout North Alabama. We are committed to enhancing value and building long-term relationships by delivering exceptional service while employing ethical and honest business practices. We are all about providing full service real estate solutions to our clients with the best possible results. Our commercial brokerage team offers knowledge and depth drawn from our many years of experience in the local market.

We are pleased to offer this approximate .97 acres with a 1,968 square feet, 5-bay, self-service car wash located next to a Mapco. There are 5 wand bays, an equipment room, 5 coin-operated vacuums (one bay does accept credit card/ATM), an onsite air machine, and five drop shelf vendors. The current owner is willing to train the new owner for 6-8 weeks, the current employee is willing to stay with the new owner. The bay equipment is Mark VI, with the industry leading cat pumps. The vacuums are the very profitable Fragmatics machines that features 3 shampooers and 2 fragrance machines. One of only a few carwashes in the state that is permitted by Adem to use septic - no expensive sewage fees.

This property is offered for sale at \$209,000.

William “Bill” Chapman

Broker/Owner

Chapman Commercial Realty

REPRESENTATION

THIS PROPERTY IS REPRESENTED BY:



CHAPMAN COMMERCIAL REALTY

William "Bill" Chapman

Broker/Owner

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

Cell: (256) 656-8413

Office: (256) 715-8064

bill@huntsvillecommercialbrokerage.com

<https://www.chapmancommercialrealty.com>

PROPERTY SUMMARY

Total Square Footage	1,968
-----------------------------	-------

Year Built	1989
-------------------	------

Acreage	0.98
----------------	------

# Of Wash Bays	5
-----------------------	---

# Of Vacuums	5
---------------------	---

Zoning:	No Zoning/County
----------------	------------------

Traffic Count (Per Day):	
---------------------------------	--

Patterson Lane	4,230
-----------------------	-------

Highway 231	31,000
--------------------	--------



PHOTOGRAPHS



PROPERTY LOCATION



DEMOGRAPHICS

Radius		1 Mile	3 Mile	5 Mile
Population:				
	2024 Projection	2,340	10,019	24,336
	2019 Estimate	2,234	9,560	23,312
	2010 Census	2,002	8,541	21,340
	Growth 2019 - 2024	4.74%	4.80%	4.39%
	Growth 2010 - 2019	11.59%	11.93%	9.24%
	2019 Population Hispanic Origin	59	307	671
2019 Population By Race:				
	White	1,742	7,121	16,993
	Black	393	2,005	5,190
	Am. Indian & Alaskan	14	73	246
	Asian	33	131	277
	Hawaiian & Pacific Island	4	13	21
	Other	48	217	586
U.S. Armed Forces:		0	0	0
Households:				
	2024 Projection	899	3,767	9,209
	2019 Estimate	858	3,590	8,810
	2010 Census	765	3,190	8,033
	Growth 2019 - 2024	4.78%	4.93%	4.53%
	Growth 2010 - 2019	12.16%	12.54%	9.67%
	Owner Occupied	783	3,185	7,659
	Renter Occupied	75	405	1,152
2019 Avg. Household Income		\$93,034	\$84,985	\$78,981
2019 Med. Household Income		\$81,836	\$68,694	\$61,784
2019 Households By Household Income:				
	<\$25,000	119	648	1,611
	\$25,000 - \$50,000	149	693	1,965
	\$50,000 - \$75,000	126	604	1,629
	\$75,000 - \$100,000	128	452	1,139
	\$100,000 - \$125,000	144	510	987
	\$125,000 - \$150,000	70	214	527
	\$150,000 - \$200,000	71	283	584
	\$200,000+	51	185	368



CHAPMAN COMMERCIAL REALTY

William "Bill" Chapman
Broker/Owner

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

Cell: (256) 656-8413

Office: (256) 715-8064

bill@huntsvillecommercialbrokerage.com

<https://www.chapmancommercialrealty.com>

REAL ESTATE DISCLAIMER

The information contained herein has been obtained from sources deemed reliable, but has not been verified or confirmed, and no guarantee, warranty or representation, either expressed or implied, is made with respect to such information. Term of sale or lease and availability, are subject to change or withdrawal without notice. All information to be verified by Purchaser and/or Lessee.