

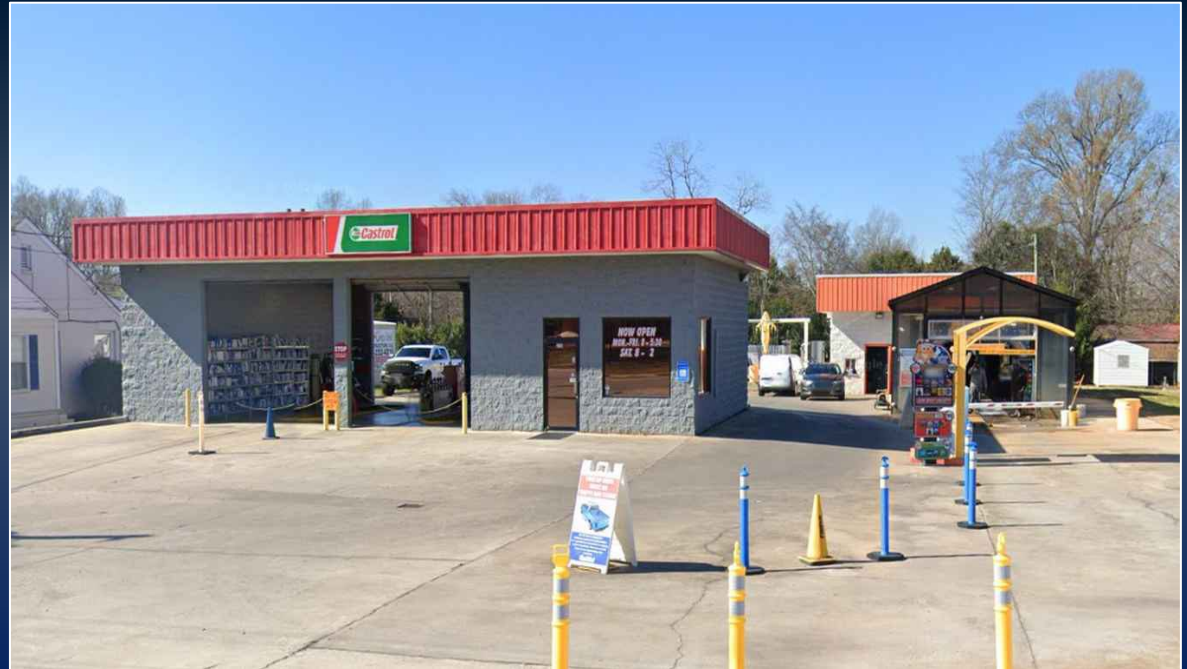


# INVESTMENT OPPORTUNITY

214 S HARRIS STREET  
SANDERSVILLE, GA 31082  
WASHINGTON COUNTY

±3,200 SF  
±.53 ACRE

ASKING PRICE:  
\$1,300,000

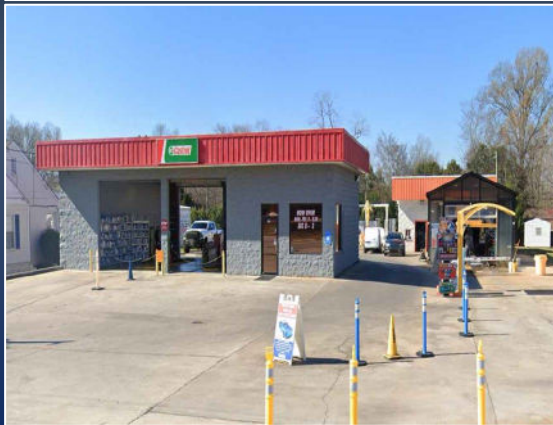
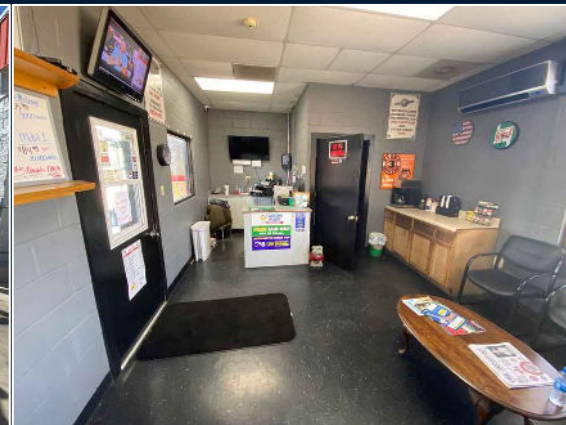


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## PROPERTY INFORMATION

- Express Lube Center:
  - Service Area:  $\pm 1,200$  SF
  - Office:  $\pm 420$  SF
- Tunnel Car Wash + Self-Service Vacuum Station:  
 $\pm 2,000$  SF
- Zoned: C-1
- 14-Year Term Remaining
- NOI: \$60,000
- Office Built: 2000
- Car Wash Built: 2019
- Located on Georgia State Route 15, a major North-South state highway running through Sandersville. It is a key arterial corridor for both residents and through-traffic and is 0.3 mile from the downtown retail district.
- **Additional Strickland Brothers property in Dublin also available for purchase. Call agent for details.**



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## STRICKLAND HISTORY

Founded in 2016 by Justin Strickland, an oil change technician with a dream and \$35,000 lent by his paw-paw, Strickland Brothers began as a full-service gas station focused on old-fashioned customer care. Named after his sons, Tate and Beckett, it grew into Strickland Brothers 10 Minute Oil Change. Today, we are the only national chain still led by its founder, committed to putting customers first.

*"Our secret sauce is simple – prioritizing the customer," says Justin Strickland. "We've built something incredibly special by focusing on innovation and reinvesting in our business to deliver the best possible experience."*

From providing employment to three new people a day for three years straight to fundraising for local initiatives like DonorsChoose and Levine Brenner Children's Hospital, Strickland Brothers maintains family and community as a central value by placing great importance on making impact at the local level.

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## TRAFFIC COUNTS & DEMOGRAPHICS

- Traffic Count (GDOT 2023:)
  - S Harris Street – 12,900 VPD

### 214 S Harris Street - Sandersville, GA

POPULATION	1 MILE	3 MILE
2025 POPULATION	3,308	8,297
2030 ESTIMATED POPULATION	3,239	8,165
HOUSEHOLDS	1 MILE	3 MILE
2025 HOUSEHOLDS	1,307	3,361
2030 HOUSEHOLD ESTIMATES	1,287	3,321
HOUSEHOLD INCOME	1 MILE	3 MILE
2025 HH INCOME	\$55,467	\$58,926
2030 HH INCOME ESTIMATE	\$55,467	\$63,807

AVERAGE INCOME   POPULATION   HOUSEHOLDS   UNEMPLOYMENT   LABOR FORCE



**\$58,926**



**8,297**



**3,361**



**3%**



**10,464**

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## MAP



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