

# TRIANGLE CAR WASH

10206 CHAPEL HILL ROAD | MORRISVILLE, NC

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For Sale | Income-Producing Self-Service Carwash



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FOUNDRY  
COMMERCIAL

INVESTMENT  
ADVISORY  
GROUP

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# INVESTMENT OVERVIEW

**PROPERTY ADDRESS** 10206 Chapel Hill Road  
Morrisville, NC 27560

**REID** 0103897

**JURISDICTION** Town of Morrisville

**ZONING** Town Center Commercial (TCC)

**ACREAGE** ±0.48 AC

**YEAR BUILT** 1991

**BUILDING SIZE** ±3,080 SF

**CURRENT USE** Car Wash

**PRICING** \$950,000

# EXECUTIVE SUMMARY

## THE OPPORTUNITY

Foundry Commercial, a North Carolina brokerage firm, has been retained as the exclusive agent for the owner of Triangle Car Wash (the "Property"), located at 10206 Chapel Hill Road in Morrisville. The Property consists of a ±0.48-acre infill site improved with an established 8-bay car wash facility originally constructed in 1991, featuring seven (7) self-service bays, one (1) automatic bay, eight (8) vacuums and one (1) automatic vending machine. The all-brick facility is prominently positioned along a heavily trafficked corridor with visibility to ±12,500 vehicles per day, serving a dense and growing residential and commercial base.

This offering presents a rare opportunity to acquire a straightforward, cash-flowing asset with minimal operational complexity. New ownership is presented with the ability to further enhance performance through operational efficiencies, equipment upgrades, or incremental site improvements over time. The Property also benefits from a highly favorable competitive landscape, with no other self-service car wash facilities within a five-mile radius, supporting a consistent, built-in customer base.






Located in the rapidly growing Town of Morrisville, the Property benefits from strong residential expansion and ongoing commercial development driven by its proximity to Research Triangle Park and major employment centers. Nearby destinations such as Park West Village (2 miles) and Prestonwood Country Club (2.5 miles) generate consistent local traffic, while projects like Morrisville Town Center (1 mile) are expected to further elevate the area's retail and residential profile. Continued population growth and new housing development across western Wake County support long-term demand for convenient, service-oriented uses.

The combination of limited competition, steady surrounding growth, and a needs-based service offering positions the Property as a durable, long-term investment with meaningful upside as the area continues to grow.

## PROPERTY FEATURES

- 7 Self-Serve Bays
- 1 Automatic Bay – Vector Rapid Wash (2000/2012)
- 8 Vacuums (PowerVac)
- 1 Air Pump
- 2 Air Shammies (Bays 4 & 5)
- 1 Vending Machine

## INVESTMENT HIGHLIGHTS

-  Established, cash-flowing 8-bay car wash with minimal operational complexity
-  No competing self-service car washes within a five-mile radius
-  Prominent frontage along Chapel Hill Road with visibility to ±12,500 vehicles per day
-  Meaningful upside opportunity through equipment upgrades and operational improvements
-  Located in high-growth Morrisville submarket near RTP with strong residential and commercial expansion

# TRIANGLE CAR WASH | PROPERTY AND EQUIPMENT PHOTOS



# TRIANGLE CAR WASH | MORRISVILLE

## THE TOWN OF MORRISVILLE: A GROWTH STORY

The Property is located in one of the most desirable and fastest-growing submarkets in the Triangle, with Morrisville continuing to see strong population growth, new housing development, and ongoing commercial investment.

A major catalyst for the area is the planned Morrisville Town Center, a new mixed-use development that will bring a walkable blend of residential, retail, dining, and community space to the heart of town, located less than one (1) mile from the Property. This project is expected to create a more defined "downtown" for Morrisville and drive additional traffic and activity to the surrounding area.


Just two miles down the road, Park West Village continues to serve as a major retail and lifestyle destination, drawing consistent daily traffic from both Morrisville and neighboring Cary. The center features a mix of shopping, dining, and entertainment options and remains a key anchor for the area's commercial activity.

The property also benefits from its proximity to established residential communities and high-end amenities such as Prestonwood Country Club, which is surrounded by some of the most sought-after housing in the region. Additionally, destinations like Wake Competition Center contribute to steady traffic from local residents and visitors alike.

Residential growth throughout Morrisville and western Wake County has been substantial, with continued development of both single-family neighborhoods and multifamily communities. Strong demand driven by proximity to Research Triangle Park and the broader Raleigh-Durham employment base continues to bring new residents into the area each year.

## DEMOGRAPHICS

### 1 MILE RADIUS

 11,600  
ESTIMATED POPULATION


 34.5  
MEDIAN AGE

 \$137,733  
MEDIAN HOUSEHOLD INCOME

 2,975  
TOTAL EMPLOYEES

 \$559,709  
MEDIAN HOME VALUE

### 3 MILE RADIUS

 71,779  
ESTIMATED POPULATION


 36.3  
MEDIAN AGE

 \$147,141  
MEDIAN HOUSEHOLD INCOME

 42,173  
TOTAL EMPLOYEES


 \$604,786  
MEDIAN HOME VALUE

### 5 MILE RADIUS

 177,846  
ESTIMATED POPULATION

 37.0  
MEDIAN AGE

 \$138,754  
MEDIAN HOUSEHOLD INCOME

 90,644  
TOTAL EMPLOYEES

 \$564,805  
MEDIAN HOME VALUE



PARK WEST VILLAGE

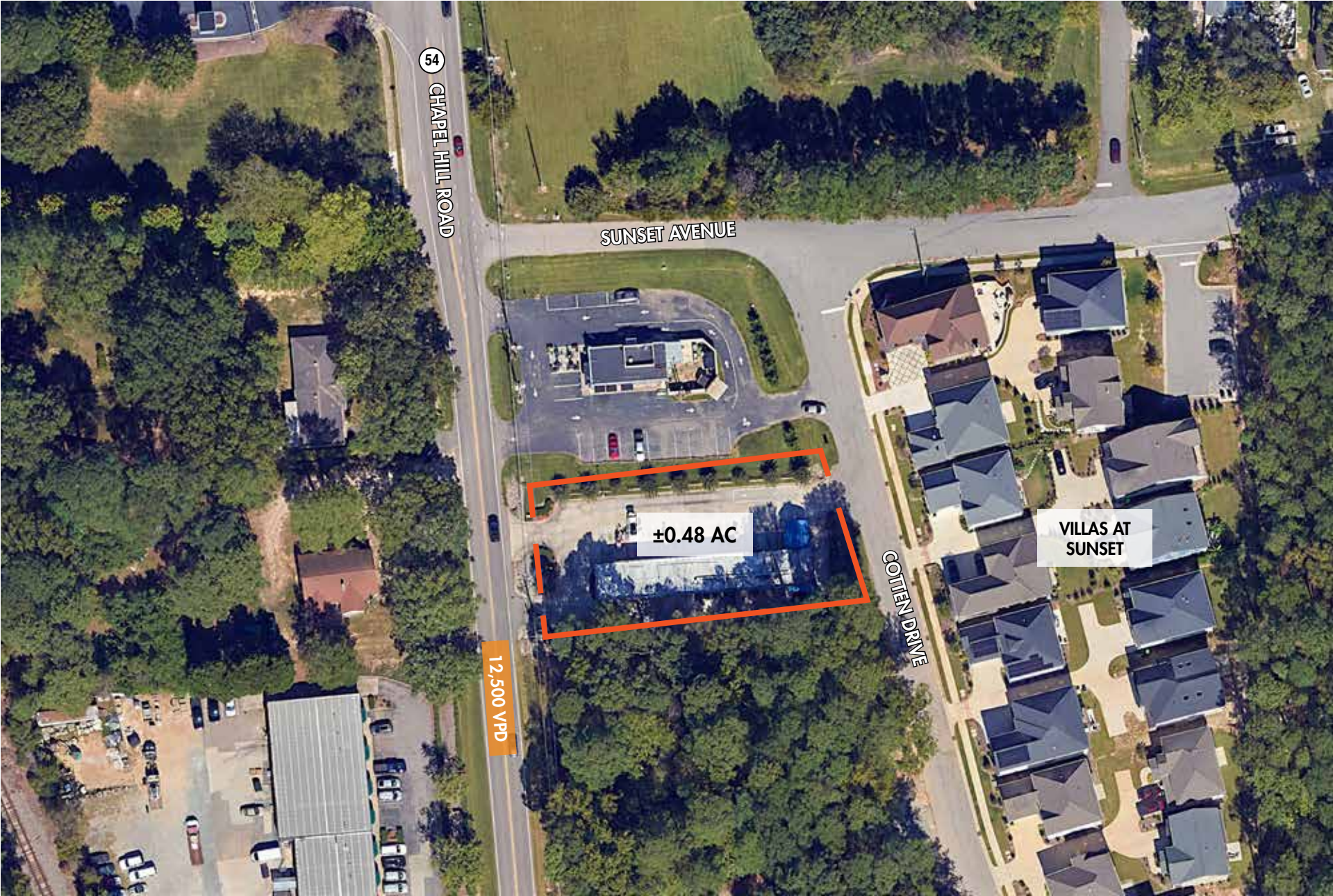


MORRISVILLE TOWN CENTER

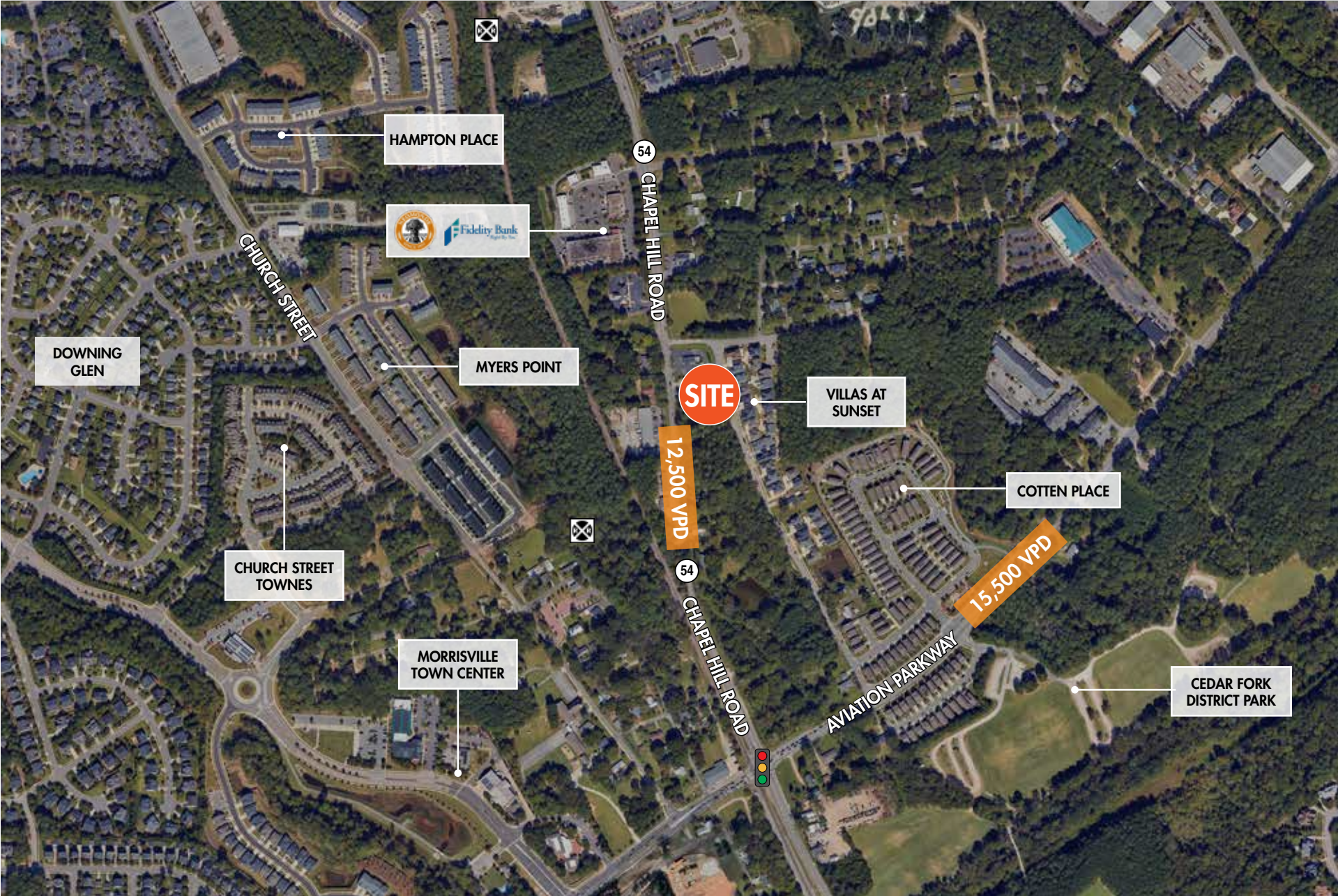


PRESTONWOOD COUNTRY CLUB

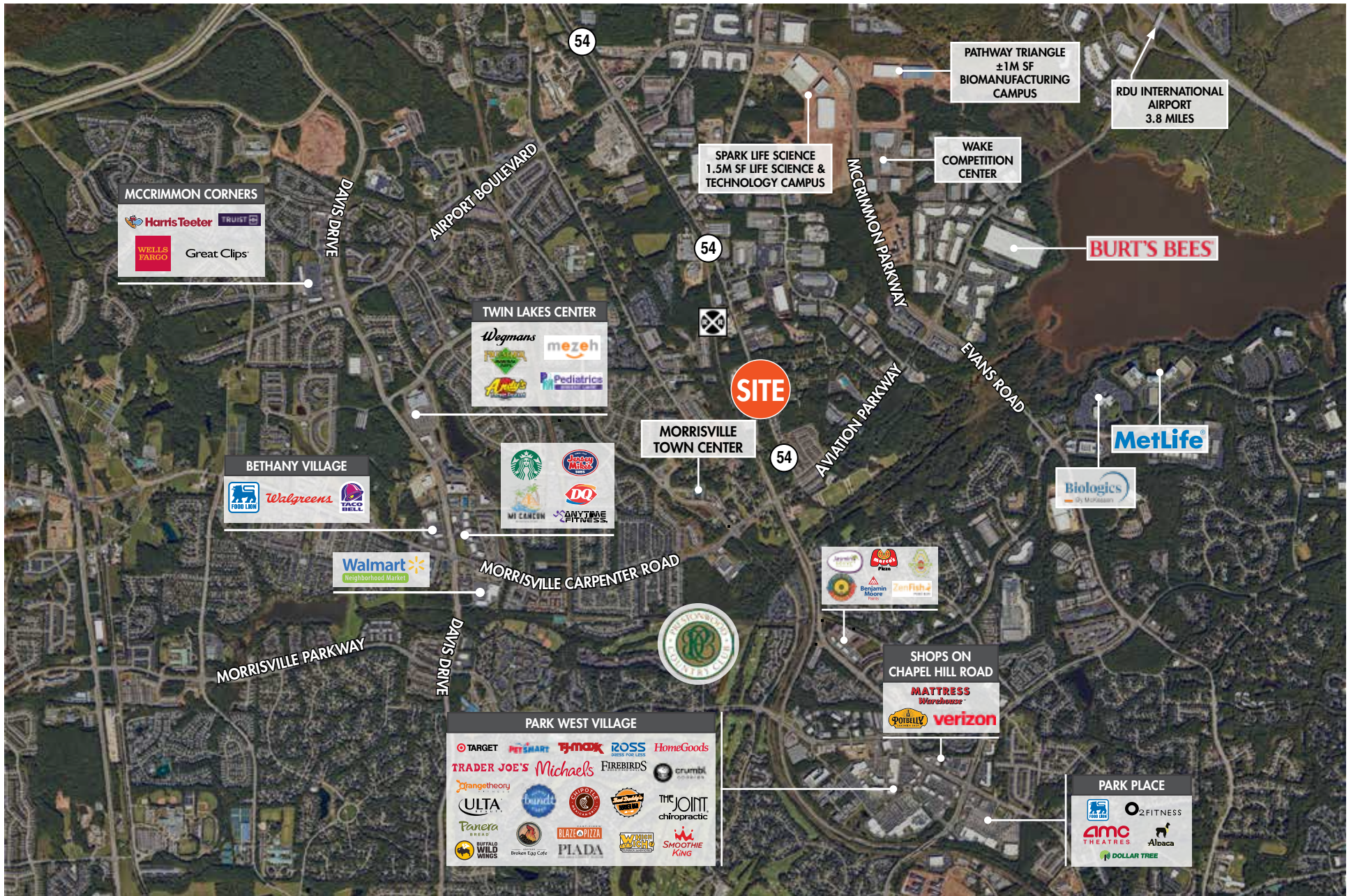
# TRIANGLE CAR WASH | SITE & ACCESS



# TRIANGLE CAR WASH | SURROUNDING RETAIL & RESIDENTIAL



# TRIANGLE CAR WASH | AREA AMENITIES & EMPLOYERS



## CONTACT

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