



**SS/IB PORTFOLIO**

**CONFIDENTIAL INFORMATION MEMORANDUM SUMMARY**



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# CONFIDENTIALITY

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**Prospective Purchaser Shall Not Circumvent Broker:** If Prospective Purchaser breaches the terms of the Agreement, enters into communications or relationship with any of the Property or businesses named or any other business or property of the Owner or in any way interferes with Broker’s right to a fee within 24 months hereafter, Prospective Purchaser shall be personally liable to Broker and shall immediately pay Broker the lesser of 6% of the purchase price, or the full commission due under the agreement between Broker and Owner, plus attorney’s fees, legal cost, all related damages and collection cost. Prospective Purchaser shall conduct all inquiries into and discussions with the named business or Property exclusively through Broker to protect Broker’s right to a fee from Owner. Prospective Purchaser further understands that if Prospective Purchaser becomes manager or buys, trades, leases or exchanges any of the businesses disclosed to Prospective Purchaser, then a fee will be due to the Broker. Prospective Purchaser understands if Prospective Purchaser makes the purchase through Broker, Prospective Purchaser will not be liable for the fee unless agreed otherwise in writing by Broker and Prospective Purchaser.

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# COMPANY OVERVIEW



Acquire a self-serve/in-bay car wash portfolio encompassing six strategically located facilities across Kentucky and Indiana presents a compelling investment opportunity. This well-rounded portfolio not only grants you access to multiple markets but also solidifies your presence in the thriving car wash industry within these regions. With a strategic geographic spread, these locations cater to various customer demographics, ensuring stability and growth potential for your investment. The diversified nature of this portfolio is poised to provide consistent revenue streams, making it an attractive proposition for those looking to establish a strong foothold in the car wash sector.

[www.washnshine.com](http://www.washnshine.com)

## 8 LOCATION SUMMARY

STATE	CITY	ADDRESS
Kentucky	Louisville	3028 Poplar Level Rd., Louisville, KY 40217
Kentucky	Louisville	2911 Hikes Ln., Louisville, KY 40218
Kentucky	Shelbyville	1888 Midland Trail, Shelbyville, KY 40065
Indiana	New Albany	114 Knable Ln., New Albany, IN 47150
Indiana	New Albany	4207 Charlestown Rd., New Albany, IN 47150
Indiana	Sellersburg	7610 St. Rd. 311, Sellersburg, IN 47172

# PROPERTY SUMMARY



**Address:** [3028 Poplar Level Rd., Louisville, KY 40217](#)

## SUMMARY:

- County: Jefferson
- Lot Size: 0.47 acres / 20,473 sq. ft.
- Building: 4,006 SF
- Masonry constructed 1998
- Zoning: C1

**Hours of Operation:** 24 hours a day/7 days a week

DEMOGRAPHICS			
2021	1 Mile	3 Mile	5 Mile
Population	9,462	104,675	268,261
Average HH Income	\$91,650	\$81,019	\$75,618

COMPETITION		
Name	Type	Distance
Highlands Original Car Wash	Express	3.0 mi
Classie Car Wash	Express	3.3 mi
Wash Me	IB	3.5 mi
Thomas Car Wash + Detail	Flex	3.9 mi
Thomas Car Wash	Express	5.0 mi

TRAFFIC		
Source	Year	Count
AADT	2020	5,587

- Appraised for \$1,450,000 in 2017

## EQUIPMENT

TYPE:	SS/IB
Bay:	In-Bay Automatic at 60'
Stalls:	Four (4) SS Bays
Vacuums	Four (4)



# PROPERTY SUMMARY



**Address:** [2911 Hikes Ln., Louisville, KY 40218](#)

## SUMMARY:

- County: Jefferson
- Lot Size: 0.533 acres / 23,217 sq. ft.
- Building: 3,509 SF
- Masonry Constructed 2007
- Zoning: C1 Commercial

**Hours of Operation:** 24 hours a day/7 days a week

DEMOGRAPHICS			
2021	1 Mile	3 Mile	5 Mile
Population	17,090	100,388	260,608
Average HH Income	\$77,514	\$97,717	\$100,972

COMPETITION		
Name	Type	Distance
Zips Car Wash	Express	1.0 mi
Mike's Car wash	Express	1.0mi
Speedwash Car Wash	Flex	2.2 mi
National Express Car Wash	Express	2.7 mi
Zips car Wash	Express	2.8 mi

TRAFFIC		
Source	Year	Count
AADT	2016	16,778

- Appraised for \$1,325,000 in 2017

## EQUIPMENT

TYPE: SS/IB

Bay(s): Two (2) IB Automatics at 35' ea.

Stalls: Three (3) SS Bays

Vacuums Four (4)



# PROPERTY SUMMARY



Address: [1888 Midland Trail, Shelbyville, KY 40065](#)

## SUMMARY:

- County: Shelby
- Lot Size: 0.95 acres / 41,382 sq. ft.
- Building: 3,753 SF
- Zoning: Commercial
- Building built 2000; Renovated 2013-2014

**Hours of Operation:** 24 hours a day/7 days a week

### DEMOGRAPHICS

2021	1 Mile	3 Mile	5 Mile
Population	6,459	20,963	29,048
Average HH Income	\$56,618	\$86,931	\$90,790

### COMPETITION

Name	Type	Distance
Fast Freddy's	Express	1.1 mi
Woods Car Wash + Detail	Flex	2.2 mi
Shine On Your Time	SS	2.8 mi
Robo Car Wash	SS	2.8 mi
Todd's Place	Express	3.1 mi

### TRAFFIC

Source	Year	Count
AADT	2021	20,398

- Appraised for \$1,850,000 in 2017

### EQUIPMENT

TYPE:	SS/IB
Bay(s):	Two (2) IB Automatic at 35' ea.
Stalls:	Three (3) SS Bays
Vacuums	Six (6)



# PROPERTY SUMMARY



**Address:** 114 Knable Ln., New Albany, IN 47150

## SUMMARY:

- County: Floyd
- Lot Size: 0.45 acres / 19,602 sq. ft.
- Building: 3,648 SF
- Built: 1995
- Zoning: B-1 Commercial

**Hours of Operation:** 24 hours a day/7 days a week

DEMOGRAPHICS			
2021	1 Mile	3 Mile	5 Mile
Population	8,421	47,374	116,079
Average HH Income	\$58,288	\$72,885	\$68,596

COMPETITION		
Name	Type	Distance
Take 5 Car Wash	Express	0.9 mi
Smart Wash	Express	1.8 mi
Mister G's	Express	2.5 mi
Star Wash	SS/IB	2.6 mi
Marty's	Flex	4.8 mi

TRAFFIC		
Source	Year	Count
AADT	2014	8,972

- Appraised for \$1,025,000 in 2017

## EQUIPMENT

TYPE:	SS/IB
Bay(s):	Two (2) IB Automatic at 30' ea.
Stalls:	Four (4) SS Bays
Vacuums	Four (4)



# PROPERTY SUMMARY



Address: [4207 Charlestown Rd., New Albany, IN 47150](#)

## SUMMARY:

- County: Floyd
- Lot Size: 0.64 acres / 27,878 sq. ft.
- Building: 3,453 SF
- Built: 2004
- Zoning: Commercial

**Hours of Operation:** 24 hours a day/7 days a week

DEMOGRAPHICS			
2021	1 Mile	3 Mile	5 Mile
Population	5,837	45,976	104,539
Average HH Income	\$95,779	\$85,929	\$81,331

COMPETITION		
Name	Type	Distance
New Albany Super Wash	SS/IB	1.1 mi
Mister G's Car Wash	Express	2.4 mi
Smart Wash	Express	2.9 mi
Take 5	Express	4.2 mi
Star Wash	SS/IB	4.2 mi

TRAFFIC		
Source	Year	Count
AADT	2014	17,905

- Appraised for \$1,475,000 in 2017

## EQUIPMENT

TYPE:	SS/IB
Bay(s):	Two (2) IB Automatics at 30' ea.
Stalls:	Three (3) SS Bays
Vacuums	Six (6)





# PROPERTY SUMMARY



Address: [7610 St. Rd. 311, Sellersburg, IN 47172](#)

## SUMMARY:

- County: Clark
- Year Built: 1997
- Building Size: 3,523 sq. ft.
- Lot Size: 0.60 acres / 25,962 sq. ft.
- Zoning: Commercial

**Hours of Operation:** 24 hours a day/7 days a week

DEMOGRAPHICS			
2021	1 Mile	3 Mile	5 Mile
Population	5,811	25,777	70,675
Average HH Income	\$108,102	\$105,610	\$95,637

COMPETITION		
Name	Type	Distance
New Albany Super Wash	SS/IB	1.1 mi
Mister G's Car Wash	Express	2.4 mi
Smart Wash	Express	2.9 mi
Take 5	Express	4.2 mi
Star Wash	SS/IB	4.2 mi

TRAFFIC		
Source	Year	Count
AADT	2014	13,588

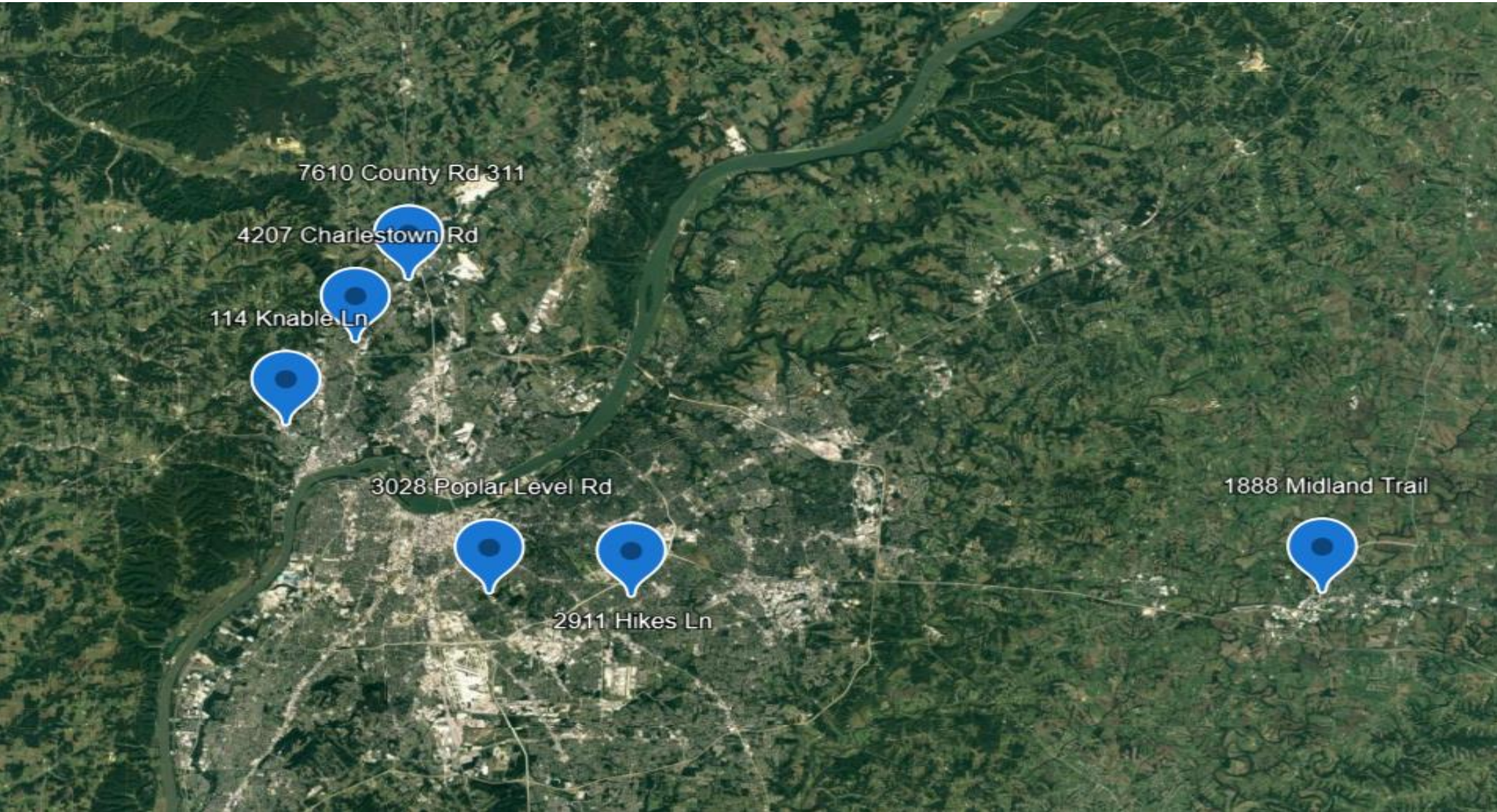
- Appraised for \$1,700,000 in 2017

## EQUIPMENT

TYPE:	SS/IB
In-Bay(s):	Two (2) IB Automatics at 30' ea.
Stalls:	Four (4) SS Bays
Vacuums	Four (4)



# AERIAL VIEW



# ADVISORY CONTACTS



## PRIMARY CONTACTS

Please direct all questions and information requests to the below contact. Please note that neither the Client nor any of the Client's employees should be contacted directly. This Confidential Information Summary and any following communications are subject to the terms and conditions of the NDA/Confidentiality Agreement previously executed.



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