

INVESTMENT OPPORTUNITY

ESTABLISHED CAR WASH OPERATION



3156 Nashville Road | Bowling Green, KY

SOAP MY RIDE CAR WASH

BRIAN BROCKMAN

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	3156 Nashville Rd
City/Township	Bowling Green, KY
Building Size	6,461 SF
Land Size	1.95 AC
Tunnel Length	85 FT
Self-Serve Bays	3
Vacuums	8

INVESTMENT DETAILS

Purchase Price	\$2,250,000.00
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DEMOGRAPHICS (5-MILE RADIUS)

 108,789 PEOPLE	 \$71,779 AVG. HOUSEHOLD INCOME
 42,037 HOUSEHOLDS	 \$1B OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

COMPELLING OWNER/USER OR INVESTOR OPPORTUNITY

Unique opportunity to acquire a fully operational, high-performing car wash with strong underlying real estate fundamentals and long-term upside.

PRIME VISIBILITY & TRAFFIC EXPOSURE

Located on a major thoroughfare with daily vehicle counts exceeding 27,000 excellent signage, and easy customer access.

BELOW REPLACEMENT COST WITH TAX UPSIDE

Offered at a basis well below today's construction costs, with potential accelerated depreciation benefits for investors.

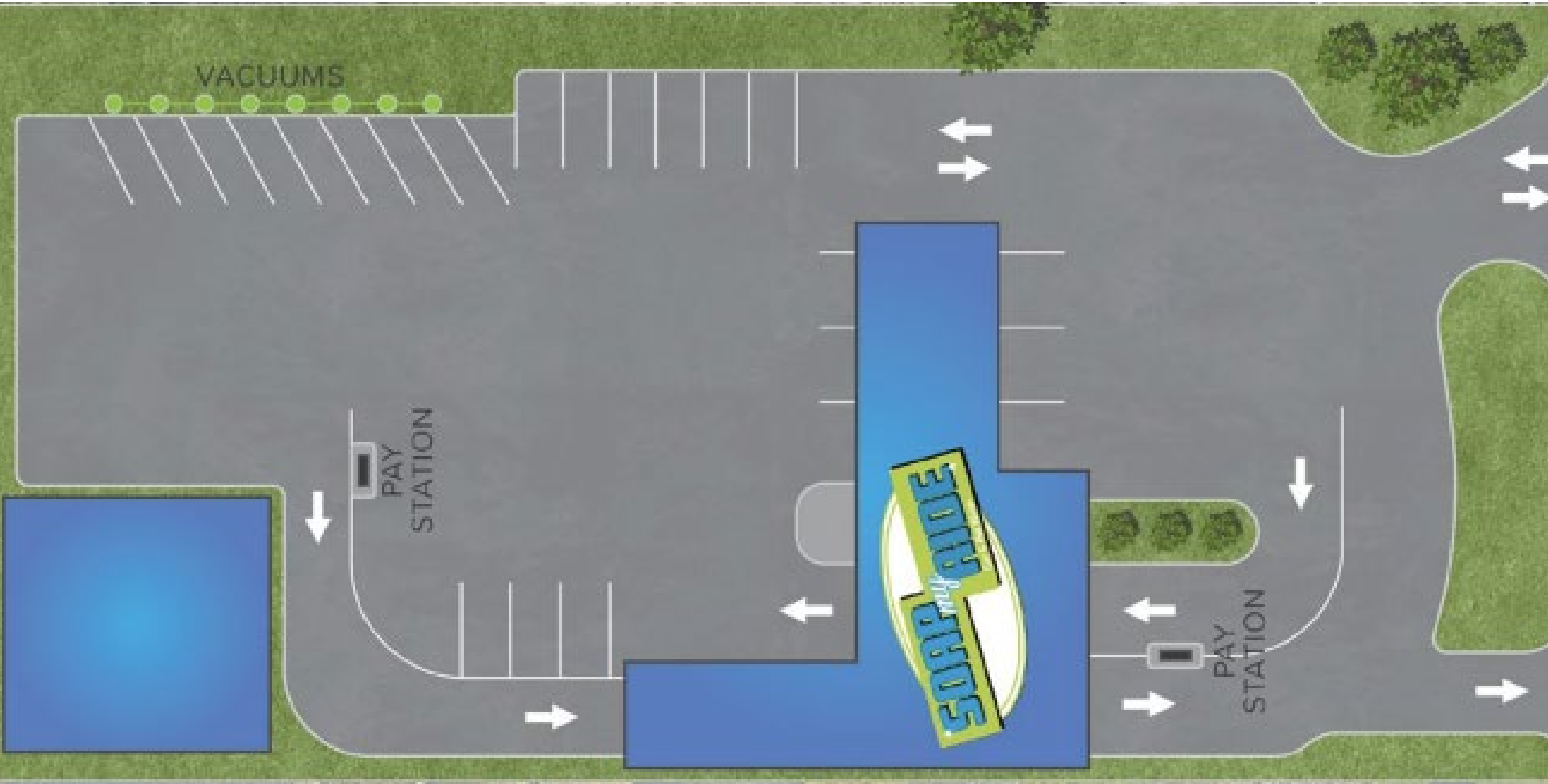
TAX-EFFICIENT INVESTMENT PROFILE

The property may benefit from accelerated depreciation and bonus depreciation strategies, offering potential tax advantages to qualified buyers (subject to buyer's tax advisor).

AREA TENANTS



SITE PLAN



PHOTOS



PHOTOS



AERIAL



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	5,114	52,694	93,207
2024 Population	5,115	53,011	98,774
2029 Population Projection	5,591	57,821	108,789
Annual Growth 2020-2024	0.0%	0.2%	1.5%
Annual Growth 2024-2029	1.9%	1.8%	2.0%
HOUSEHOLDS			
2020 Households	2,182	19,806	35,584
2024 Households	2,176	19,831	37,937
2029 Household Projection	2,385	21,751	42,037
Annual Growth 2020-2024	1.9%	1.0%	1.8%
Annual Growth 2024-2029	1.9%	1.9%	2.2%
Avg Household Size	2.30	2.40	2.40
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$60,289	\$69,980	\$71,779
Median Household Income	\$46,000	\$54,929	\$54,306

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$218,604	\$230,316	\$233,545
Median Year Built	1992	1993	1992
Owner Occupied Households	832	10,132	19,789
Renter Occupied Households	1,553	11,619	22,247
HOUSING COMPOSITION			
1-Person Households	778	6,330	12,240
2-Person Households	656	6,044	11,873
3-Person Households	309	3,086	5,757
4-Person Households	270	2,572	4,682
5-Person Households	108	1,111	2,097
6-Person Households	38	418	778
7-Person Households	17	270	510
EMPLOYMENT			
Civilian Employed	2,568	27,250	49,901
Civilian Unemployed	98	1,414	2,052
Civilian Non-Labor Force	1,368	13,149	26,110

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