

Sparkle Express Car Wash

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Investment Overview

Commercial Plus, LLC is proud to present an investment opportunity to acquire an **express car wash with long-term, stable income potential** in East Peoria, Illinois. This modern facility offers **prime visibility** in one of the area's **most sought-after retail corridors**. The property is backed by a **20-year lease**, structured as an **absolute triple-net (NNN) agreement**, proving stable income through its **expiration date on March 12, 2044**. The tenant, **Sparkle Express Car Wash**, is a growing, membership-based operator with **19+ locations**.

540 W. Camp St., Peoria, IL 61611

APN: 01-01-29-405-010



Investment Highlights

Premium Cap Rate: Secure a premium 6.5% cap rate based on lease year one and 6.6% lease year two based on 2% annual increases every lease year thereafter

Prime Location: Proximity to major highways, including 0.2 miles from the I-74 on-ramp and 0.6 miles from Highway 150, as well as Peoria's riverfront and downtown areas

Favorable Demographics: Boasting a strong local market with approximately 155.8k and 48.1k households within a 5-mile radius

Site Characteristics

Tenant	Sparkle Express Car Wash
Lease Type	Absolute NNN
Cap Rate	6.5%
Lot Size	1.5 +/- AC
Building Size	5,970 SQ FT
Tunnel	150 FT (AVW)
Vacuums	20 (Eurovac)
Pay Lanes	2 (Hamilton)



CAT
Caterpillar, Inc., equipment and machinery manufacturer, with ~12,000 employees at the East Peoria production facility, making it one of the largest employers in the area.

For more information, please submit a [Non-Disclosure Agreement](#).

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