

TURN KEY INVESTMENT OPPORTUNITY

# 100 ROBINSON MILL PLAZA, SE

LEESBURG, VA 20175





## **FOR SALE**

### 100 ROBINSON MILL PLAZA, SE LEESBURG, VA 20175

Nestled in a vibrant new suburban shopping center of Leesburg and strategically positioned right off a bustling highway, BriteWash Car Wash is an upscale full-service tunnel car wash for sale. Occupying 1.3 acres on a highly-visible, corner lot, this prime location offers unparalleled access to a high-traffic area, with an impressive 110,000 vehicles passing by daily at the intersection of Route 7 (Market Street) and Battlefield Parkway.

With nearly \$7.5M invested in its build-out, BriteWash Car Wash is a Turn Key opportunity to enter the thriving car wash industry at an asking price well below the owner's investment, and expand upon an already successful business. There are no barriers to entry: all permits, surveys, reports, inspections, and approvals were completed for both the Town of Leesburg and Loudoun County. The prime location, cutting-edge facilities, brand recognition, and strong customer base make BriteWash a standout investment.

To access the due diligence room, visit https://c21cnm.net/BriteWash

#### LISTED FOR

\$2,900,000, SUBJECT TO BANKRUPTCY COURT APPROVAL







#### STATE OF THE ART FACILITIES

BriteWash opened in 2021 with the latest technology and environmental considerations in mind. The facility features a 110' conveyer-driven car wash tunnel with soft-cloth foam wraps by Motor City Works, and 31 high-powered (75 hp) ceiling-mounted vacuums in its after-care lanes. The eco-friendly infrastructure includes a sophisticated water reclamation system that recycles 90% of the 65 gallons used per car wash, minimizing fresh water usage to just 6.5 gallons per wash. Microfiber towels are cleaned in environmentally-friendly, ozone-based washers optimized for cold water use, decreasing the need for detergents and reducing phosphates. The building uses energy-efficient LED lighting, solar window films, and obtains electricity via Green-Energy purchasing.



#### **SERVICES & MEMBERSHIPS**

BriteWash Car Wash provides a variety of services to meet every customer's needs. Customers can choose from three comprehensive wash packages, all available for one-time purchases or convenient monthly subscriptions, ensuring a steady stream of recurring revenue. With 750 active memberships already contributing to its profitable operations, BriteWash offers hand-washing alternatives and a la carte services for personalized care. The Detail Garage is fully equipped for complete interior and exterior detailing, providing everything needed for a spotless finish.

#### **AWARDS**

VOTED "BEST OF LOUDOUN", LOUDOUN TIMES MIRROR (2022, 2023)

VOTED "LOUDOUN'S FAVORITE CAR WASH", LOUDOUN NOW (2022, 2023)

HIGHEST RATED CAR WASH IN NORTHERN VIRGINIA (RANKED BY GOOGLE)

#### **CUSTOMER EXPERIENCE**

BriteWash prioritizes customer satisfaction and convenience. The facility boasts 32 security cameras for comprehensive monitoring and protection, two greeter stations at the entrance lanes, and a comfortable waiting room. Customers can relax with snacks and beverages in a well-decorated area featuring a coffee bar, two restrooms, and stadium-style seating to watch their vehicle's progress. Additional amenities include an office for management and a break room for staff.



# DETAIL GARAGE



5,768 sees

1.33

Real Built B



# CREATING

# COMMERCIAL COMMUNITIES



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