

OFFERING MEMORANDUM

GREATER CHARLOTTE CAR WASH PORTFOLIO

220 Faith Rd, Salisbury, NC 28146
101 W Allison, Statesville, NC 28677
1211 W Front St, Statesville, NC 28677

Marcus & Millichap



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Activity ID #ZAH0520018

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220 FAITH RD / 101 W ALLISON / 1211 W. FRONT ST.

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Marcus & Millichap

Oasis
CAR SPA
AUTOMATIC CAR WASH



CAUTION
TOUCH
PRESSURE
START
DO NOT CLIMB ON THE
MACHINE OR
REACH INTO
ANY OPENING
OR REAR
OF THE MACHINE



..... 220 FAITH RD / 101 W ALLISON / 1211 W. FRONT ST

EXCLUSIVELY LISTED BY

RAJ MIRCHANDANI

Associate

Charlotte Uptown

Direct: 704.831.4621

Raj.Mirchandani@marcusmillichap.com

NC#363504

KEVIN R. SMITH, SR.

Associate Director Investments Charlotte

Uptown

Direct: 704.831.4635

Kevin.Smith@marcusmillichap.com

NC#291391


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01



PROPERTY INFORMATION

Marcus & Millichap



GREATER CHARLOTTE CAR WASH PORTFOLIO

INVESTMENT OVERVIEW



GREATER CHARLOTTE CAR WASH PORTFOLIO

220 Faith Rd / 101 W Allison / 1211 W Front St

INVESTMENT OVERVIEW



High Traffic Locations



Income Producing



3 Property Portfolio In Greater Charlotte



Surrounded By National & Local Businesses



Great Upside Potential



Updated Coinless Technology

GREATER CHARLOTTE CAR WASH PORTFOLIO

220 FAITH RD. SASLISBURY NC

RECENT CAPITAL IMPROVEMENTS

This location has undergone a full modernization consistent with the portfolio-wide upgrade program, positioning the asset as an updated, technology-enabled self-service wash.

- Brand-new JE Adams premium vacuum systems with turbo vac, fragrance, shampoo, and tire-air functions accepting bills, credit cards, and coins.
- New professional-grade self-service bay equipment fabricated by Ettowah Valley, consistent with upgrades completed across the portfolio.
- Credit card readers installed in all wash bays, enabling modern cashless payment capability.
- CryptoPay platform installed, allowing remote revenue monitoring, real-time reporting, and membership/subscription program integration.



MARKET OVERVIEW

Salisbury is a steadily growing city in the Charlotte metropolitan region, projected to reach 37,204 residents by 2026 — a 5.3% increase since 2020. The city continues to add housing, with newly approved residential projects supporting ongoing population and economic expansion.

Positioned directly on Interstate 85 between Charlotte and the Triad, Salisbury benefits from prime access to one of the Southeast's most active transportation and logistics corridors. City planning documents highlight Salisbury's multimodal connectivity — including I-85 and major rail assets — and note that the city has the highest population within a 60-minute drive of any North Carolina municipality, strengthening its regional market reach. This connectivity continues to attract industrial and distribution investment along the I-85 corridor.

Retail corridors near the interstate generate heavy daily traffic, including more than 79,000 vehicles per day on I-85 and nearly 29,000 on Innes Street, reinforcing Salisbury's role as Rowan County's primary commercial hub.



GREATER CHARLOTTE CAR WASH PORTFOLIO

220 FAITH RD. SASLISBURY NC

TRADE AREA OVERVIEW

Faith Rd. & E. Innes St. Corridor

The property sits in one of Salisbury's busiest retail corridors, surrounded by a dense mix of national tenants that generate strong daily traffic.

Major Retail Co-Tenancy

- Lowe's Home Improvement
- Innes Street Market anchored by Food Lion
- PetSmart, Staples, Marshalls, Old Navy, Dollar Tree, Goodwill
- Valvoline Instant Oil Change on the same block
- Walmart Supercenter within ~0.5 miles
- Big Lots on E. Innes Street

Restaurant Corridor

Nearby dining options along Faith Rd. and E. Innes St. include Zaxby's, Capriano's Italian, The Smoke Pit BBQ, Chick-fil-A, Cracker Barrel, Blue Bay Seafood, Cook Out, Hardee's, McDonald's, KFC, Taco Bell, and Burger King. Together, these corridors function as Salisbury's primary dining and retail spine.

REVENUE GROWTH OPPORTUNITIES

Collaborate with Exxon:

The property shares direct driveway access with the adjacent Exxon, enabling seamless customer flow and cross-marketing opportunities that enhance revenue.

In-Bay Automatic Wash Expansion

The property includes an oversized wash bay capable of accommodating an in-bay automatic system, providing the opportunity to significantly increase revenue.

Portfolio Membership Program:

Existing CryptoPay and Coinless infrastructure supports immediate rollout of a subscription-based membership model, enabling predictable recurring revenue and multi-location customer access across the portfolio.

Redevelopment Optionality:

High traffic counts, proximity to Interstate 85, and direct adjacency to national retailers provide compelling long-term redevelopment

Retail & Commuter Traffic Synergy:

The dense retail corridor drives consistent daily traffic past the property, with revenue upside through enhanced signage, digital marketing, and targeted membership growth.



GREATER CHARLOTTE CAR WASH PORTFOLIO

101 W ALLISON ST. STATESVILLE NC

RECENT CAPITAL IMPROVEMENTS

The property has recently undergone significant reinvestment, positioning it as a modernized, turnkey self-service car wash with multiple revenue streams and upgraded customer amenities.

- New JE Adams premium vacuum systems featuring turbo vac, fragrance, shampoo, and tire air functions with bill, coin, and credit card acceptance.
- New professional-grade self-service bay equipment sourced from Ettowah Valley.
- Multi-level vending machine installed for additional ancillary revenue.
- Ice vending utilities installed, allowing for immediate deployment of a high-margin passive revenue stream.
- Full security camera system providing asset protection and remote monitoring.
- Credit card readers installed in all wash bays to increase convenience and average ticket size.
- CryptoPay platform installed for remote revenue tracking, real-time reporting, and optional membership/subscription capabilities.

MARKET OVERVIEW

Statesville is one of North Carolina's fastest-growing municipalities, with population growth exceeding 16% since 2020. The city is projected to reach approximately 33,000 residents by 2026 and continues to experience strong residential development, including more than 3,000 housing units approved in a recent year.

Strategically located at the intersection of Interstate 77 and Interstate 40, Statesville serves as a key regional transportation and logistics hub. This dual-interstate connectivity generates strong local traffic and consistent pass-through volume—both important demand drivers for self-service car wash operations.



GREATER CHARLOTTE CAR WASH PORTFOLIO

101 W ALLISON ST. STATESVILLE NC

TRADE AREA OVERVIEW

The Allison Street location benefits from strong automotive and daily-needs retail adjacency, supporting consistent traffic patterns and repeat customer visits.

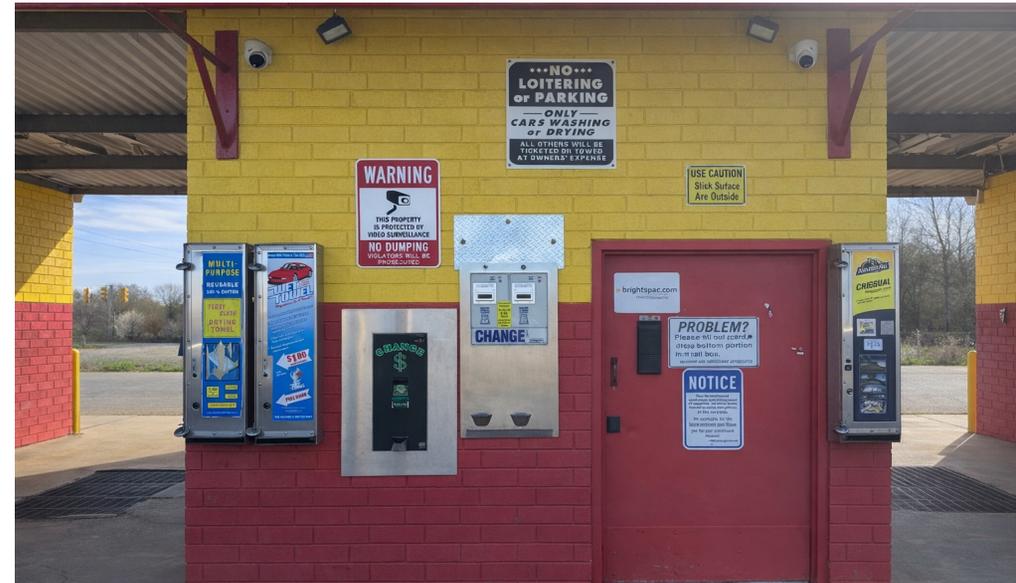
- Advance Auto Parts directly across the street.
- O'Reilly Auto Parts within approximately 0.5 miles.
- Dollar General immediately adjacent.
- BP Gas Station and Hardee's located nearby on Garner Bagnell Boulevard. The property is also located less than one mile from downtown Statesville, a revitalized district with growing residential density, restaurants, and local businesses that contribute additional recurring demand.



REVENUE GROWTH OPPORTUNITIES

- Implementation of a subscription-based membership program through CryptoPay's Coinless platform.
- Installation of an ice vending machine utilizing existing utility connections.
- Expanded vending product offerings to increase per-visit customer spend.
- Built-in repeat customer base supported by nearby residential neighborhoods and adjacent automotive retailers.

This offering includes an attached, separately deeded lot of approximately 0.2 acres, presenting a variety of potential development opportunities. The site supports a wide range of uses under current zoning, allowing for flexible future development. A potential use would be a laundromat, given the property's strong visibility and the adjacent residential development to the right of the site.



GREATER CHARLOTTE CAR WASH PORTFOLIO

1211 W FRONT ST. STATESVILLE NC

CURRENT INFRASTRUCTURE

The property features several installed operational upgrades, providing a strong foundation for future modernization and revenue expansion.

- Credit card readers installed in all wash bays, enabling modern cashless payment capability.
- Ice vending utilities installed, allowing quick activation of a high-margin ancillary revenue stream.
- CryptoPay platform installed for remote revenue monitoring, reporting, and subscription-ready infrastructure.

1211 W Front Street is located approximately two miles from 101 W Allison Street, making it a six-minute drive between the two properties. This close proximity allows for easy management and convenient commuting between all three locations.

MARKET OVERVIEW

Statesville is one of North Carolina's fastest-growing municipalities, with population growth exceeding 16% since 2020. The city is projected to reach approximately 33,000 residents by 2026 and continues to experience strong residential development, including more than 3,000 housing units approved in a recent year.

Strategically located at the intersection of Interstate 77 and Interstate 40, Statesville serves as a key regional transportation and logistics hub. This dual-interstate connectivity generates strong local traffic and consistent pass-through volume—both important demand drivers for self-service car wash operations.



GREATER CHARLOTTE CAR WASH PORTFOLIO

1211 W FRONT ST. STATESVILLE NC

TRADE AREA OVERVIEW

West Front Street is a key neighborhood commercial corridor linking downtown Statesville with the western residential districts. It offers a strong mix of daily-needs retail, local dining, and surrounding residential density that supports steady repeat traffic.

Neighborhood Retail Anchors

- Compare Foods immediately adjacent
- Family Dollar on the same block
- Dollar General within ~0.5 miles

• Ziggy's Closeouts, a high-traffic local discount retailer

Neighborhood Dining
Established restaurants such as La Familia Mexican Restaurant and Power Cross Café contribute consistent daytime and evening activity.

Regional Connectivity

Located just east of the I-77 interchange, the property benefits from Statesville's strategic position at the I-77 / I-40 crossroads. West Front Street serves as a major east-west arterial, capturing both commuter flow and local neighborhood traffic.



REVENUE GROWTH OPPORTUNITIES

Value-Add Modernization:

This location offers the portfolio's strongest value-add potential, with established operations and significant upside through equipment upgrades and site modernization.

Operational Support from Seller:

The seller will connect the buyer with the equipment fabricator and installation team used at the other sites, simplifying future improvements.

Gas Station Adjacency:

Direct proximity to a high-traffic fueling station provides a built-in customer base and co-marketing potential.

Ice Vending Activation:

Existing utility connections allow quick installation of an ice vending unit, creating a high-margin passive income stream.

Strong Corridor Positioning:

Located on a major commuter route, the property benefits from steady daily traffic.



GREATER CHARLOTTE CAR WASH PORTFOLIO

ANNUAL AVERAGE DAILY TRAFFIC

101 W ALLISON ST. STATESVILLE NC

Shelton Ave: 9,300

Garner Bagnal Blvd: 15,500



220 FAITH RD. SASLISBURY NC

Faith Rd: 9,700

E Innes St: 11,500

Nearest Intersection: 24,000



1211 W FRONT ST. STATESVILLE NC

W Front St: 8,500



GREATER CHARLOTTE CAR WASH PORTFOLIO

ZONING

101 W ALLISON ST. STATESVILLE NC

H115 = Highway-oriented commercial zoning.

Properties zoned H115 can usually support a wide range of commercial uses, such as:

- Retail stores
- Restaurants and food service
- Offices or service businesses
- Drugstores / convenience retail
- General commercial services

Listings for H115 properties describe it as allowing “a wide range of retail sales and services” by right.

220 FAITH RD. SASLISBURY NC

CMX = Corridor Mixed-Use

CMX zoning usually allows a wide variety of uses, including: Commercial / business:

- Retail stores
- Restaurants (including drive-thru in some cases)
- Banks
- Professional offices
- Medical clinics
- Movie theaters

Some properties with CMX zoning also allow things like car washes, auto repair, convenience stores, and small strip centers, depending on the specific sub-district or approvals.

1211 W FRONT ST. STATESVILLE NC

B-5 = General Business District

B-5 is one of the most flexible commercial zones in Statesville. It can usually allow: Retail & commercial

- Retail stores
- Restaurants
- Shopping centers
- Convenience stores
- Offices and professional services

B-5 = flexible commercial zoning that can support retail, services, auto uses, and some light industrial activities.



SECTION 2

02

EXECUTIVE SUMMARY

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GREATER CHARLOTTE CAR WASH PORTFOLIO

EXECUTIVE SUMMARY

RARE OPPORTUNITY

This offering represents a rare chance to acquire a three-property self-service car wash portfolio strategically positioned along some of the highest-traffic corridors in Statesville and Salisbury, North Carolina. Each location benefits from long-standing customer loyalty, strong visibility, and recent reinvestment that enhances operational reliability and curb appeal. The portfolio delivers immediate, stable cash flow supported by proven infrastructure, modern payment technology, and business fundamentals that perform well across economic cycles. With embedded upside—from membership revenue to equipment upgrades and site enhancements—these assets present a scalable, turnkey platform. Whether purchased individually or as a unified portfolio, they offer a compelling entry into a resilient, high-demand segment of the car wash industry.

WHY SELF SERVICE CAR WASHES

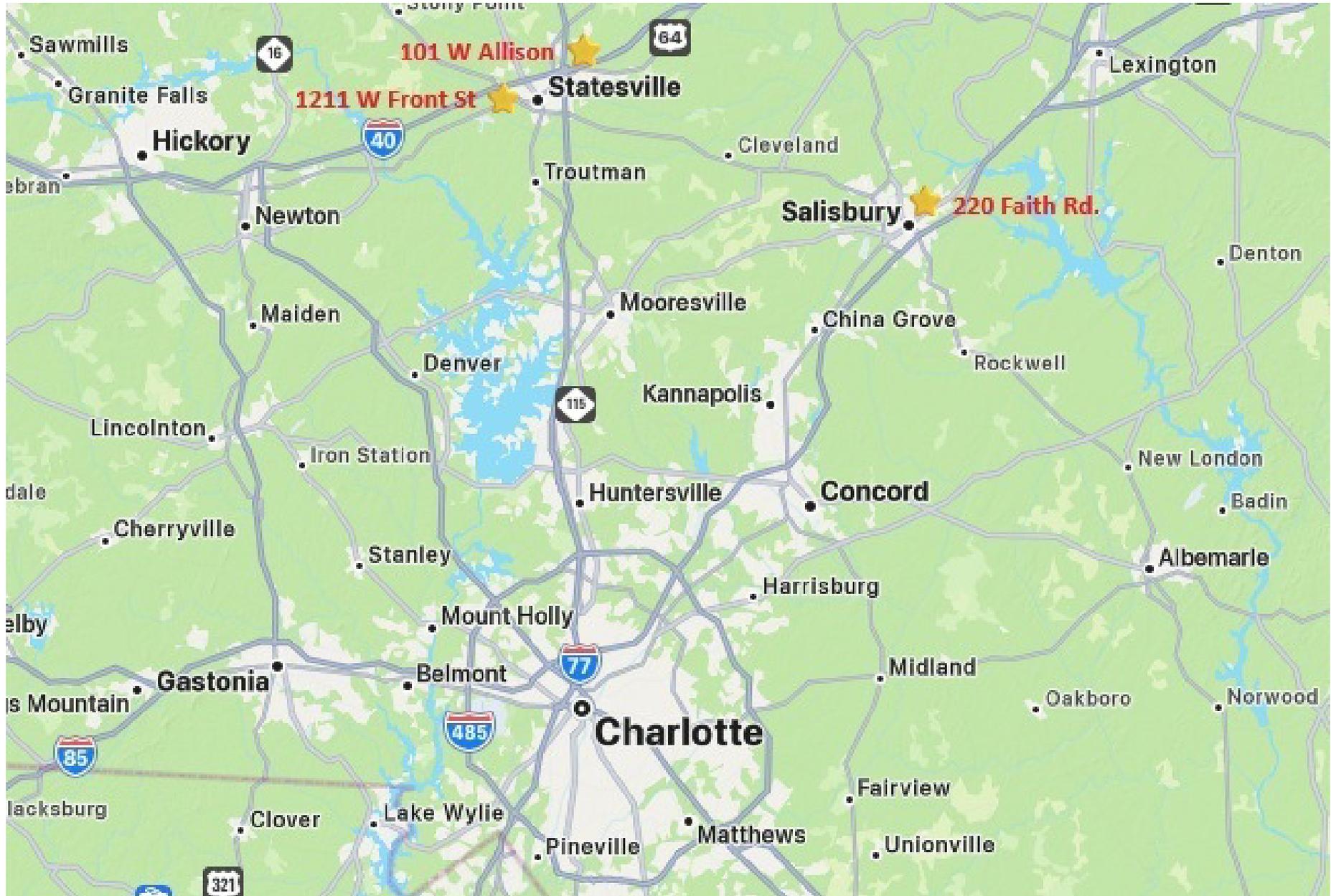
Self-service car washes occupy one of the most durable positions in the vehicle-care industry, consistently performing across economic cycles. They attract two stable customer groups: value-focused drivers seeking the lowest-cost wash option, and enthusiasts or owners of higher-value vehicles who prefer hands-on control to protect paint and finishes.

During economic contractions, these sites benefit from a natural “trade-down” effect as customers shift from express or full-service washes to lower-cost self-service options—expanding demand without displacing the existing base. Because these users value cost savings and control, they are not prospective express-wash customers, creating a distinct and insulated market segments.

Locations equipped with in-bay automatic systems also capture a premium subset of drivers—those who want a high-quality, touchless clean without the risk of conveyor tunnels. Together, these dynamics allow the properties to serve multiple demographics simultaneously, reinforcing steady usage and resilience in all market environments.

GREATER CHARLOTTE CAR WASH PORTFOLIO

REGIONAL MAP



OFFERING SUMMARY

220 FAITH RD



Listing Price
\$1,400,000



Price Per SF
\$163.06



of Properties
3

FINANCIAL

Listing Price \$1,400,000

Price/SF \$163.06

OPERATIONAL

Gross SF 3 Properties = 8,586 SF

of Properties 3

Lot Size 3 Properties = 1.43 Acres (62,290 SF)

Year Built 1981, 1982, 1999



GREATER CHARLOTTE CAR WASH PORTFOLIO

PORTFOLIO TECHNOLOGY PLATFORM

CRYPTOPAY & COINLESS

All three locations are equipped with the CryptoPay payment and management platform, providing a level of technology and operational efficiency more commonly found in express tunnel washes than traditional self-service facilities.

CryptoPay — Payment & Operating Infrastructure

CryptoPay serves as the hardware backbone across all bays, vacuums, and service points. Each station is equipped with weatherproof, on-site card readers that accept credit, debit, and contactless payments, all connected through a central on-site coordinator for real-time processing and reporting.

The platform's MyCryptoPay dashboard provides full remote visibility into portfolio performance, including transaction volume, revenue, and bay-level activity.

Operators can also remotely activate equipment to resolve customer payment issues in real time, minimizing downtime and protecting revenue.

All transactions are securely processed through WorldPay with MagneSafe encryption, ensuring a high level of payment security. The system also consolidates multiple swipes into a single transaction, helping reduce processing fees.

Coinless — Membership & Customer Engagement Layer

Coinless is a fully integrated mobile app and loyalty platform developed by EverWash, the largest membership network in the car wash industry. It operates as a software layer on top of the existing CryptoPay system and can be activated through the MyCryptoPay dashboard without any additional hardware.

Once implemented, Coinless enables a transition from transactional usage to a recurring, membership-based revenue model. Customers can pay, manage subscriptions, track rewards, and receive promotions directly through the app, creating a more engaged and repeat customer base.

GREATER CHARLOTTE CAR WASH PORTFOLIO

VALUE-ADD OPPORTUNITY

MONETIZING EXISTING TECHNOLOGY INFRASTRUCTURE

The current ownership has made a meaningful capital investment in installing the CryptoPay platform across all three locations, establishing a modern, fully integrated payment and operating system. While the system is currently utilized for day-to-day payment processing and reporting, it also provides a built-in foundation for several high-impact revenue and customer engagement initiatives that a new owner can elect to implement.

Importantly, these initiatives do not require additional hardware investment — they can be activated through the existing platform, allowing a new owner to scale revenue through software-driven enhancements.

Key Revenue & Operational Upside Opportunities

- Membership / Wash Club Program

The platform supports a subscription-based wash club, enabling customers to pay a monthly fee for recurring use. This model introduces predictable, recurring revenue and has proven to increase customer frequency and lifetime value across the car wash sector.

- Mobile App & Cashless Payments

Customers can pay directly through the mobile app at any bay, creating a seamless, fully cashless experience. This reduces friction at the point of sale and aligns with evolving consumer payment preferences.

- Loyalty & Retention Programs

The system allows for customizable, app-based rewards programs that incentivize repeat visits. Customers can earn and track credits within the app, encouraging continued engagement and reducing customer churn.

- Built-In Referral Marketing

An integrated referral feature enables customers to invite new users in exchange for app-based credits, effectively creating a low-cost, customer-driven acquisition channel.

- Direct-to-Customer Marketing

The platform provides the ability to send targeted promotions, seasonal offers, and push notifications directly to users, creating a no-cost, real-time marketing channel that can drive incremental traffic.

- Centralized Reporting & Oversight

All transactions — both on-site and in-app — are consolidated into a single reporting environment, providing full visibility across all three locations without the need for multiple systems or manual reconciliation.

- Remote Operations Capability

Operators can remotely activate bays, vacuums, and equipment in real time, improving customer service responsiveness while minimizing the need for on-site intervention.

Investment Perspective

The existing CryptoPay infrastructure should be viewed not simply as a payment system, but as a scalable operating platform. The current ownership has completed the physical installation and absorbed the upfront capital cost, positioning a new owner to selectively implement membership, loyalty, and marketing features as part of a broader growth strategy.

SECTION 3

03

SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Sale Comps
Market Overview
Demographics

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SALE COMPS MAP

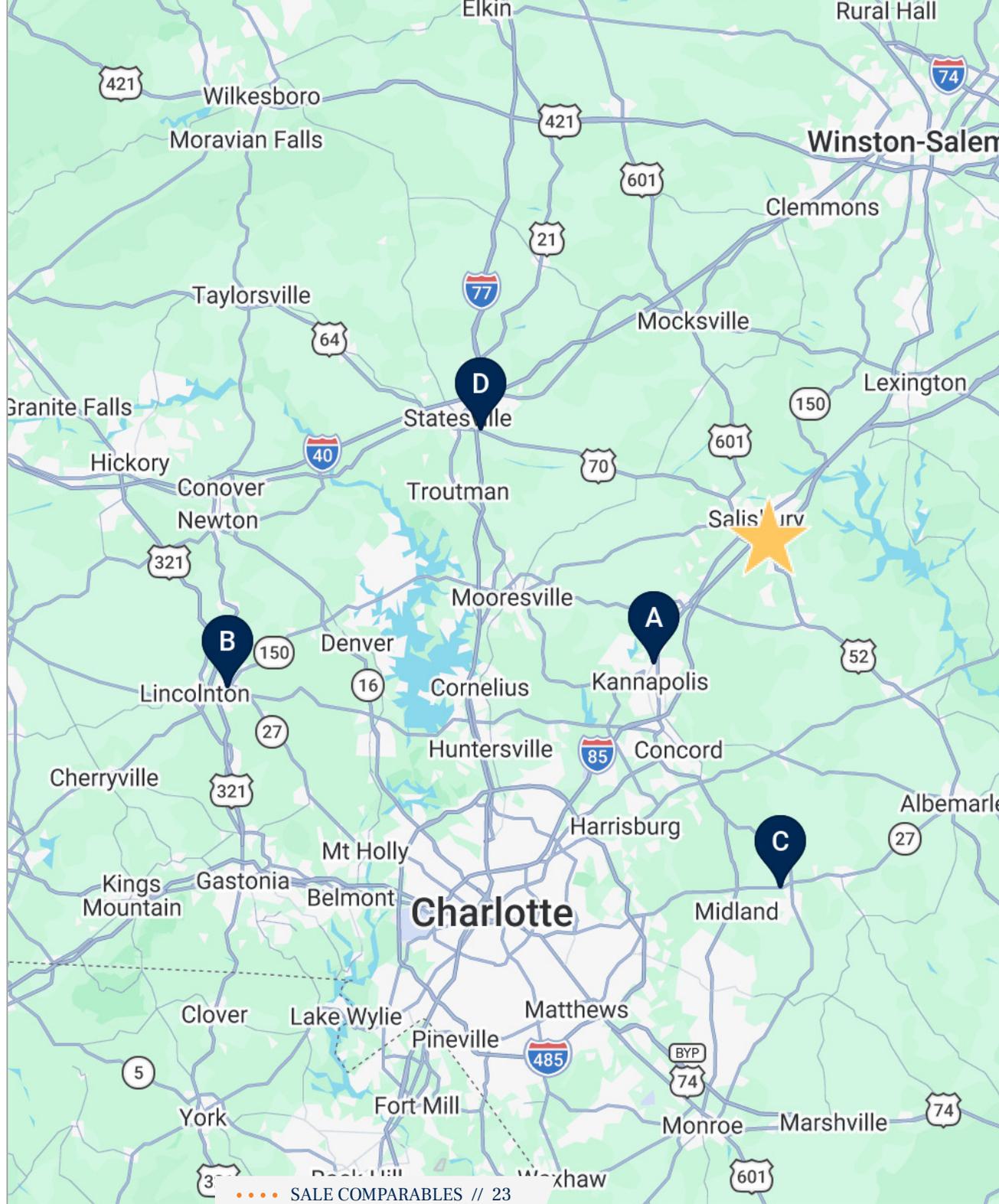
★ Greater Charlotte Car Wash Portfolio

A 910 N Ridge Ave

B 2210 Hartman St

C 1105 W Main St

D 1285 Garner Bagnal Blvd



GREATER CHARLOTTE CAR WASH PORTFOLIO

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	GROSS SF	PRICE/SF	# OF SUITES	CLOSE
	Greater Charlotte Car Wash Portfolio 220 Faith Rd Salisbury, NC 28146	\$1,400,000	8,586 SF	\$163.06	3	On Market
	SALE COMPARABLES	PRICE	GROSS SF	PRICE/SF	# OF SUITES	CLOSE
	910 N Ridge Ave Kannapolis, NC 28083	\$2,189,000	15,810 SF	\$138.46	5	10/30/2024
	2210 Hartman St Lincolnton, NC 28092	\$450,000	2,984 SF	\$150.80	1	12/10/2025
	1105 W Main St Locust, NC 28097	\$538,000	2,188 SF	\$245.89	1	04/30/2025
	1285 Garner Bagnal Blvd Statesville, NC 28677	\$800,000	3,438 SF	\$232.69	1	04/01/2025
	AVERAGES	\$994,250	6,105 SF	\$191.96	2	-

GREATER CHARLOTTE CAR WASH PORTFOLIO

SALE COMPS



★ Greater Charlotte Car Wash Portfolio
220 Faith Rd, Salisbury, NC 28146

Listing Price:	\$1,400,000	Gross SF:	8,586 SF
Down Payment:	10-20%/ \$140,000-\$280,000	Price/SF:	\$163.06
Property Type:	Retail	Lot Size:	1.43 Acres
COE:	On Market	Income:	-
Expenses:	-	Number Of Suites:	3
Expenses/SF	-	Price/Suite:	\$466,667

A 910 N Ridge Ave
Kannapolis, NC 28083

Sale Price:	\$2,189,000	Gross SF:	15,810 SF
Down Payment:	-	Price/SF:	\$138.46
Property Type:	Retail	NOI:	-
Occupancy:	100%	Year Built/Renovated:	1980/2000
Lot Size:	0.46 Acres	COE:	10/30/2024
Income:	-	Expenses:	-
Number Of Suites:	5	Expenses/SF:	-
Price/Suite:	\$437,800	Survey Date:	-

Portfolio Price 5 Properties . This equals \$138.45 psf across the portfolio.

GREATER CHARLOTTE CAR WASH PORTFOLIO

SALE COMPS

B **2210 Hartman St**
Lincolnton, NC 28092

Sale Price:	\$450,000	Gross SF:	2,984 SF
Down Payment:	-	Price/SF:	\$150.80
Property Type:	Retail	NOI:	-
Occupancy:	-	Year Built/Renovated:	1998/-
Lot Size:	0.78 Acres	COE:	12/10/2025
Income:	-	Expenses:	-
Number Of Suites:	1	Expenses/SF:	-
Price/Suite:	\$450,000	Survey Date:	-

This property sold for \$150.80psf

C **1105 W Main St**
Locust, NC 28097

Sale Price:	\$538,000	Gross SF:	2,188 SF
Down Payment:	-	Price/SF:	\$245.89
Property Type:	Retail	NOI:	-
Occupancy:	-	Year Built/Renovated:	1957/-
Lot Size:	1.91 Acres	COE:	04/30/2025
Income:	-	Expenses:	-
Number Of Suites:	1	Expenses/SF:	-
Price/Suite:	\$538,000	Survey Date:	-

This property sold for \$245.89psf

GREATER CHARLOTTE CAR WASH PORTFOLIO

SALE COMPS

D 1285 Garner Bagnal Blvd
Statesville, NC 28677

Sale Price:	\$800,000	Gross SF:	3,438 SF
Down Payment:	-	Price/SF:	\$232.69
Property Type:	Retail	NOI:	-
Occupancy:	-	Year Built/Renovated:	2005/-
Lot Size:	1.51 Acres	COE:	04/01/2025
Income:	-	Expenses:	-
Number Of Suites:	1	Expenses/SF:	-
Price/Suite:	-	Survey Date:	-

This property sold for \$232.69

GREATER CHARLOTTE CAR WASH PORTFOLIO

MARKET OVERVIEW

CHARLOTTE

Located between the Blue Ridge Mountains and coastal plains, the Charlotte metro stretches 3,198 square miles across the Piedmont region of the Southeastern United States. It contains seven counties in North Carolina: Mecklenburg, Gaston, Union, Cabarrus, Iredell, Rowan and Lincoln. South Carolina counties include York, Lancaster and Chester. A strong financial presence has helped the local population grow to more than 2.8 million citizens, becoming one of the nation's fastest-growing metros over the past 15 years. Charlotte is the largest city in the market, with more than 911,000 people, followed by Concord and Gastonia, which combine to account for nearly 200,000 residents. Air travel is served by Charlotte Douglas International Airport — the sixth-busiest airport in the country. Charlotte is within day-trip distance of the Pisgah and Uwharrie national forest, as well as the man-made Lake Norman.

METRO HIGHLIGHTS



SKILLED WORKERS

Charlotte has a relatively well-educated and highly trained labor pool. This demographic is attracted by the variety of industries and employers located in the metro.



POPULATION GROWTH

During the next five years, the pace of population growth in Charlotte will be almost five times that of the U.S. measure. A large portion of the gain will be due to net in-migration.



ECONOMIC EXPANSION

The metro's employment base continues to diversify, creating an appealing draw for Fortune 500 companies, with seven such firms headquartered here.

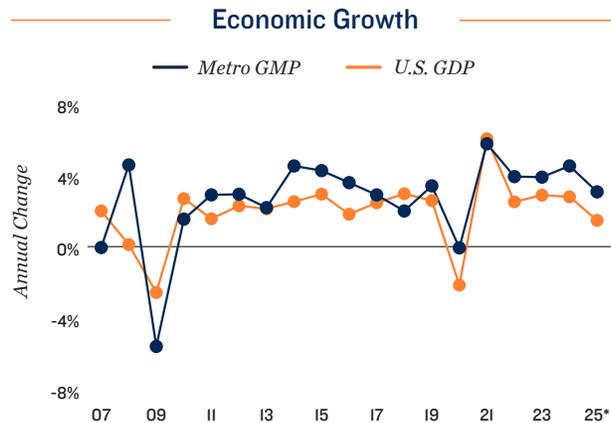


GREATER CHARLOTTE CAR WASH PORTFOLIO

MARKET OVERVIEW

ECONOMY

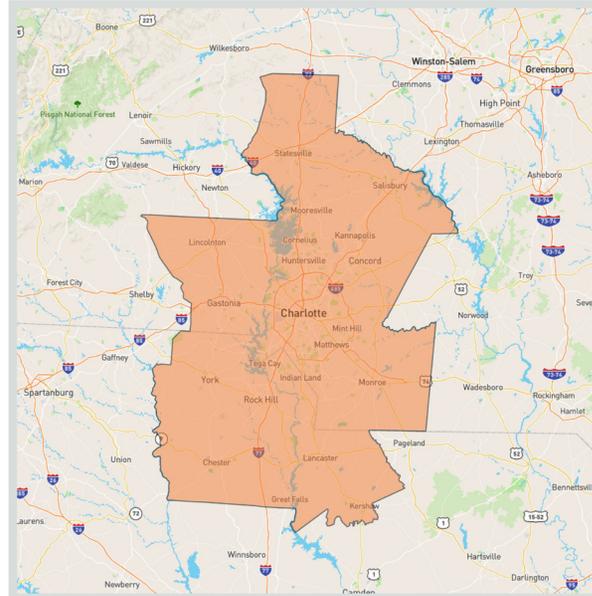
- Although the finance sector is a large driver of the economy, manufacturing, health care and energy industries also play vital roles.
- Seven Fortune 500 firms have headquarters in the Charlotte metro: Bank of America, Lowe's, Duke Energy, Honeywell, Nucor, BrightHouse Financial, Truist Financial, LPL Financial, Albemarle and Sonic Automotive.
- The Charlotte metro benefits from North Carolina's low-tax business environment, for which it is frequently ranked among the top states for competitiveness.



* Forecast

MAJOR AREA EMPLOYERS

- Nucor
- Compass Holdings
- Bank of America
- Extended Stay America
- Lancer Food Service
- Duke Energy Corp.
- Truist Financial
- Lowe's Companies Inc.
- Microsoft
- Honeywell Inc.



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

GREATER CHARLOTTE CAR WASH PORTFOLIO

MARKET OVERVIEW

DEMOGRAPHICS

- The metro is expected to add over 154,000 people through 2029, forming approximately 67,000 households.
- The median home price in 2024 was \$416,000. About 65 percent of households owned their home.
- Roughly 39 percent of residents hold a bachelor's degree; 13 percent have also obtained any higher degree.

QUALITY OF LIFE

The Charlotte metro offers a wide variety of cultural and entertainment activities. Due to its strong ties to the American Revolution, Civil War and the first gold rush in the nation, Charlotte is home to several historical sites. Other museums and cultural amenities include the Bechtler Museum of Modern Art, Historic Rosedale Plantation, Wells Fargo History Museum, Charlotte Symphony Orchestra, Opera Carolina and the Carolina Renaissance Festival. Charlotte offers professional football, basketball and soccer. The Carolina Panthers and Charlotte Hornets both have stadiums in Uptown Charlotte. The metro includes the legendary Charlotte Motor Speedway that hosts major NASCAR races.

SPORTS

Football | **NFL** | Carolina Panthers
Basketball | **NBA** | Charlotte Hornets
Soccer | **MLS** | Charlotte FC



EDUCATION

- Davidson College
- University of North Carolina at Charlotte
 - Gardner-Webb University
 - Queens University of Charlotte



ARTS & ENTERTAINMENT

- Charlotte Mint Museum
- Carowinds Amusement Park
 - NASCAR Hall of Fame
 - Charlotte Symphony



QUICK FACTS



POPULATION

2.8M

Growth 2025-2029*
5.5%



HOUSEHOLDS

1.1M

Growth 2025-2029*
6%



MEDIAN AGE

39

U.S. Median:
39



MEDIAN HOUSEHOLD INCOME

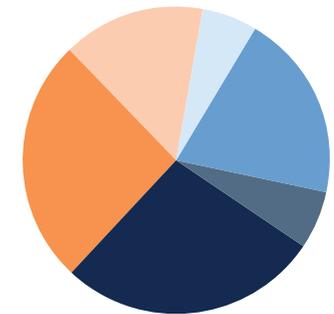
\$90,000

U.S. Median:
\$76,000

*Forecast

2025 Population by Age

6%	0-4 years
20%	5-19 years
6%	20-24 years
28%	25-44 years
26%	45-64 years
15%	65+ years



*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

GREATER CHARLOTTE CAR WASH PORTFOLIO

DEMOGRAPHICS

POPULATION	10 Miles	20 Miles	30 Miles
2030 Projection			
Total Population	117,046	400,609	1,258,354
2025 Estimate			
Total Population	114,378	386,484	1,202,775
2020 Census			
Total Population	110,841	366,672	1,124,217
2010 Census			
Total Population	104,883	339,546	970,039
Daytime Population			
2025 Estimate	107,906	333,785	1,106,767
HOUSEHOLDS	10 Miles	20 Miles	30 Miles
2030 Projection			
Total Households	47,617	162,962	511,108
2025 Estimate			
Total Households	46,163	156,246	485,974
Average (Mean) Household Size	2.4	2.4	2.5
2010 Census			
Total Households	43,370	143,374	437,858
2010 Census			
Total Households	40,256	131,012	375,026
Occupied Units			
2030 Projection	52,346	178,356	553,112
2025 Estimate	50,771	171,065	525,949
HOUSEHOLDS BY INCOME	10 Miles	20 Miles	30 Miles
2025 Estimate			
\$150,000 or More	12.1%	12.7%	18.7%
\$100,000-\$149,999	15.1%	15.6%	18.3%
\$75,000-\$99,999	14.5%	14.4%	14.4%
\$50,000-\$74,999	18.5%	18.4%	17.1%
\$35,000-\$49,999	12.5%	13.1%	11.0%
Under \$35,000	27.3%	25.9%	20.4%
Average Household Income	\$83,607	\$85,790	\$104,660
Median Household Income	\$66,331	\$69,094	\$85,506
Per Capita Income	\$34,154	\$34,825	\$41,837

HOUSEHOLDS BY EXPENDITURE	10 Miles	20 Miles	30 Miles
Total Average Household Retail Expenditure	\$64,998	\$63,175	\$68,384
Consumer Expenditure Top 10 Categories			
Housing	\$22,607	\$22,042	\$23,613
Transportation	\$13,060	\$12,689	\$13,860
Personal Insurance and Pensions	\$9,513	\$9,130	\$10,259
Food	\$9,233	\$9,026	\$9,602
Entertainment	\$2,867	\$2,765	\$3,015
Cash Contributions	\$1,872	\$1,840	\$1,918
Education	\$1,549	\$1,476	\$1,693
Apparel	\$1,483	\$1,451	\$1,537
Personal Care Products and Services	\$906	\$884	\$946
Alcoholic Beverages	\$529	\$509	\$546
POPULATION PROFILE	10 Miles	20 Miles	30 Miles
Population By Age			
2025 Estimate Total Population	114,378	386,484	1,202,775
Under 20	24.3%	24.4%	25.0%
20 to 34 Years	19.3%	19.2%	19.7%
35 to 39 Years	5.9%	6.2%	6.5%
40 to 49 Years	11.6%	12.1%	12.9%
50 to 64 Years	20.4%	20.3%	19.8%
Age 65+	18.5%	17.8%	16.2%
Median Age	40.0	40.0	40.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	79,045	268,193	824,111
Elementary (0-8)	3.9%	4.3%	3.2%
Some High School (9-11)	7.5%	7.9%	5.8%
High School Graduate (12)	32.6%	32.1%	25.3%
Some College (13-15)	22.5%	22.6%	20.7%
Associate Degree Only	11.0%	10.3%	10.6%
Bachelor's Degree Only	15.1%	15.4%	22.6%
Graduate Degree	7.4%	7.4%	11.8%

GREATER CHARLOTTE CAR WASH PORTFOLIO

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 1,202,775. The population has changed by 23.99 percent since 2010. It is estimated that the population in your area will be 1,258,354 five years from now, which represents a change of 4.6 percent from the current year. The current population is 48.9 percent male and 51.1 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 40.0. The population density in your area is 425 people per square mile.



HOUSEHOLDS

There are currently 485,974 households in your selected geography. The number of households has changed by 29.58 percent since 2010. It is estimated that the number of households in your area will be 511,108 five years from now, which represents a change of 5.2 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2025, the median household income for your selected geography is \$85,506, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 69.14 percent since 2010. It is estimated that the median household income in your area will be \$97,792 five years from now, which represents a change of 14.4 percent from the current year.

The current year per capita income in your area is \$41,837, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$104,660, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 613,877 people in your selected area were employed. The 2010 Census revealed that 61.9 percent of employees are in white-collar occupations in this geography, and 23 percent are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 26.00 minutes.



HOUSING

The median housing value in your area was \$310,450 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 267,149.00 owner-occupied housing units and 107,875.00 renter-occupied housing units in your area.



EDUCATION

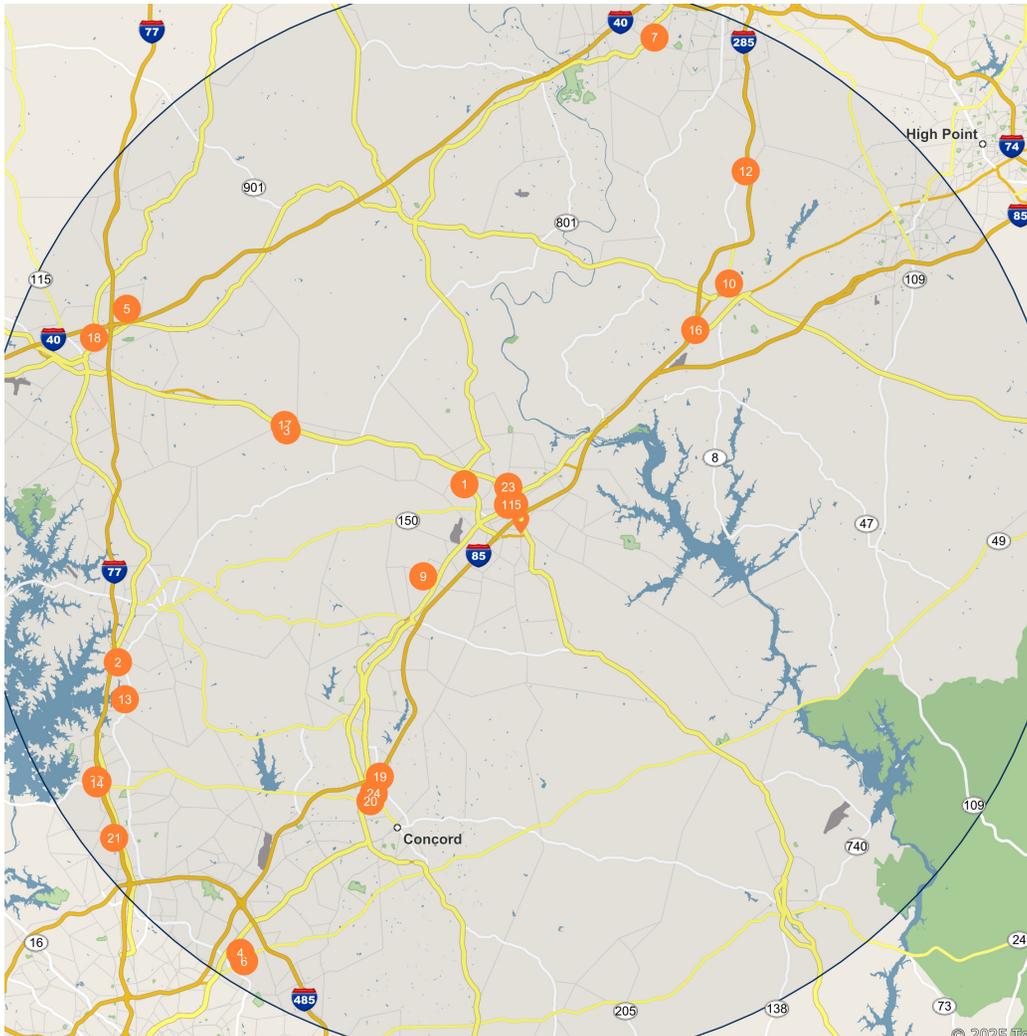
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 33.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.6 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.3 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 32.2 percent in the selected area compared with the 19.6 percent in the U.S.

GREATER CHARLOTTE CAR WASH PORTFOLIO

DEMOGRAPHICS



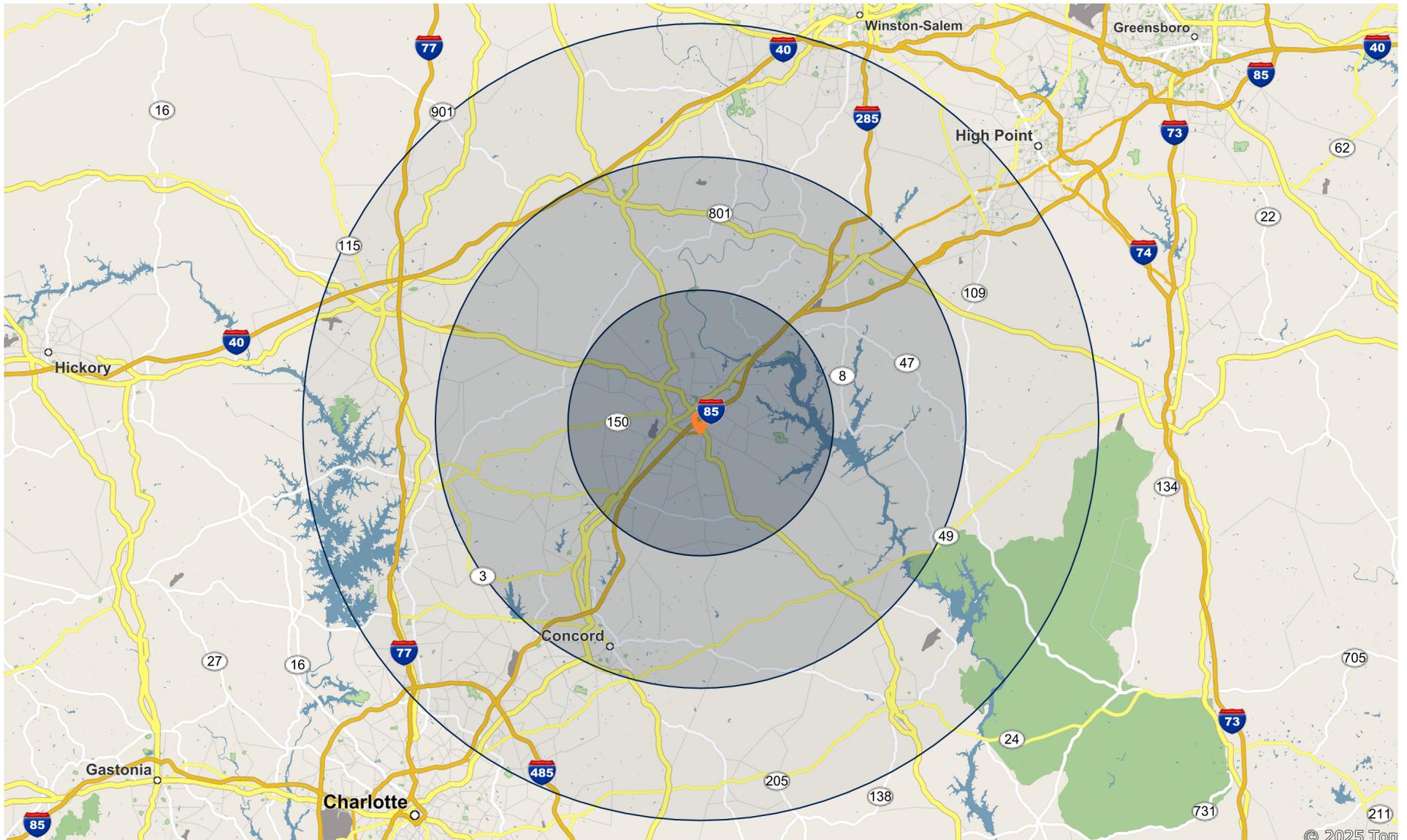
Major Employers

Employees

1	Delhaize America LLC-Food Lion	45,455
2	Lowes Companies Inc-Lowes	7,427
3	Daimler Truck North Amer LLC-	4,000
4	Compass Group USA Invstmnts In-Wendys	3,379
5	Hexpol Compounding NC Inc-Hexpol	3,100
6	Compass Group USA Invstmnts In-Panda Express 2590	2,957
7	Cbg Acquisition Company-	2,176
8	Lowes Home Centers LLC-Lowes	2,000
9	Michelin Corporation-	1,847
10	Fresh Mkt Intrmdate Hldngs Inc-	1,659
11	Global Contact Services LLC-	1,600
12	Atrium Windows and Doors Inc-	1,590
13	Accudyne Industries LLC-	1,540
14	Rubbermaid Incorporated-Rubbermaid	1,288
15	Rubbermaid Incorporated-Rubbermaid	1,288
16	Lexington Med Ctr Foundation-WAKE FOREST BAPTIST HEALTH	1,283
17	Daimler Truck North Amer LLC-Chrysler Freight Liner	1,200
18	Iredell Memorial Hospital Inc-Iredell Health System	1,200
19	Lkn Communications Inc-GE Planning	1,109
20	Perdue Farms Inc-Perdue Farms	1,047
21	Durafiber Tech DFT Entps LLC-	1,000
22	Rubbermaid Commercial Pdts LLC-Rubbermaid	1,000
23	Rowan Regional Medical Ctr Inc-Rowan Regional Medical Ctr Inc	1,000
24	Charlotte-Mecklenburg Hosp Auth-Northeast Inpatient Pharmacy	960
25	Piedmont Natural Gas Co Inc-	955

GREATER CHARLOTTE CAR WASH PORTFOLIO

DEMOGRAPHICS



..... 220 FAITH RD / 1211 W. FRONT ST. / 101 W ALLISON

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RAJ MIRCHANDANI

Associate

Charlotte Uptown

Direct: 704.831.4621

Raj.Mirchandani@marcusmillichap.com

NC#363504

KEVIN R. SMITH, SR.

Associate Director Investments Charlotte

Uptown

Direct: 704.831.4635

Kevin.Smith@marcusmillichap.com NC

NC #291391


Marcus & Millichap