

Offering Memorandum

The Soap Factory Car Wash

FOR SALE

1042 Bypass S | Lawrenceburg, KY 40342



Presented By:

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PROPERTY SUMMARY

1042 BYPASS S

LAWRENCEBURG, KY 40342

OFFERING SUMMARY

SALE PRICE:	\$995,000
BUILDING SIZE:	4,800 SF
LOT SIZE:	1.6 AC
PRICE / SF:	\$207.29

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present The Soap Factory Car Wash FOR SALE. Located in Lawrenceburg, KY, this highly trafficked US 127 corridor sees ~20,000 vehicles per day. The 4,800 SF car wash structure sits on a spacious 1.60 acres. There are two in bay automatics that offer a touchless wash experience. The 4 self serve bays offer flexibility for customers to perform their own wash. There is immediate upside potential by increasing prices to a market rate.

Please reach out to Harrison Lane (Harrison.Lane@svn.com 859-537-1051) or Justin Ryder (Justin.Ryder@svn.com 859-447-3285) for additional information and financials.



PROPERTY HIGHLIGHTS

- ~20,000 VPD
- 2 in-bay automatics
- 4 self-serve bays
- Significant upside potential with price increases
- Spacious lot (1.60 acres)
- Multiple access points off of US 127



4 Self Serve Bays



1.60 Acre Lot



4,800 SF

AERIAL

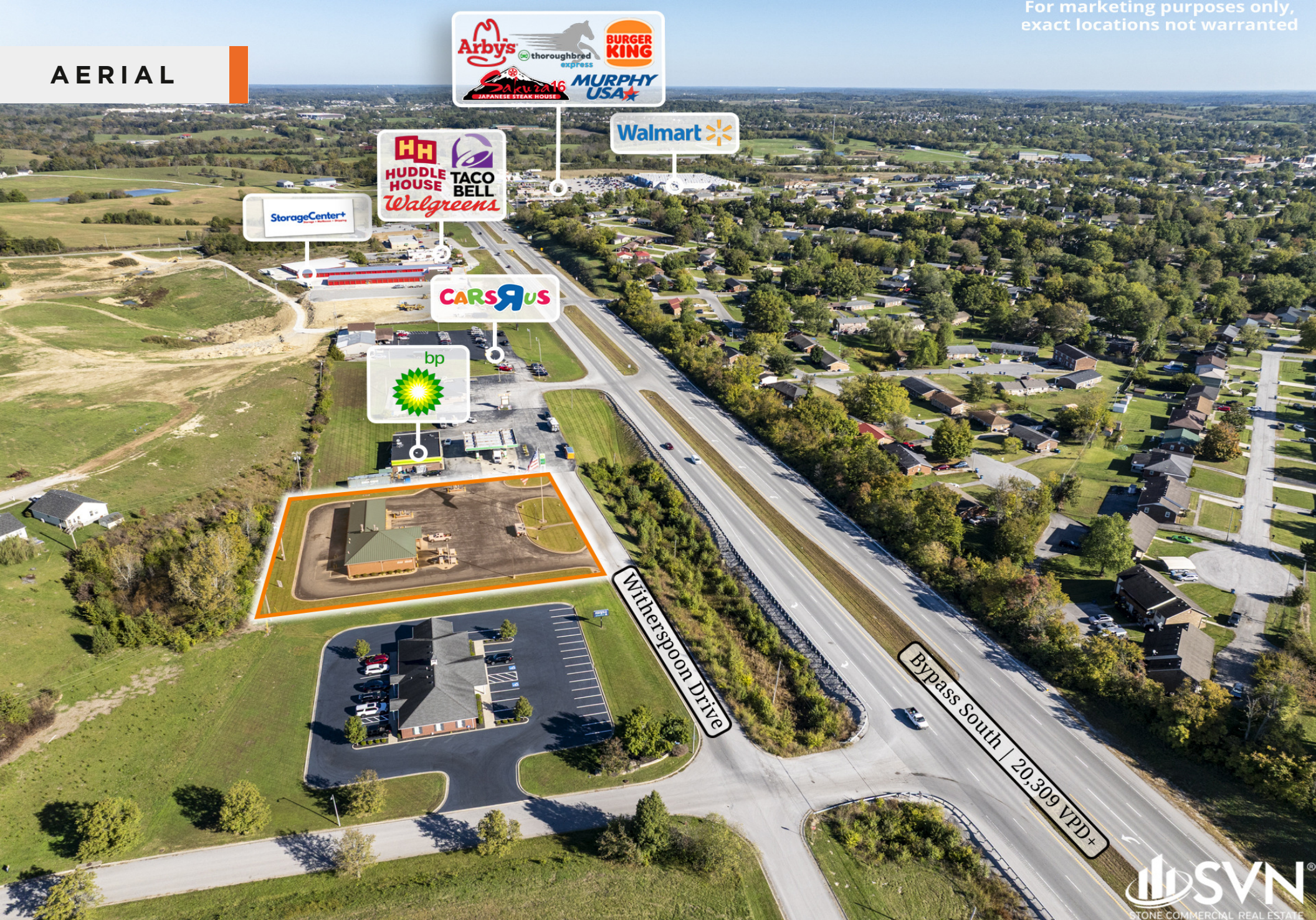
For marketing purposes only,
exact locations not warranted



Bypass South | 20,309 VPD+



AERIAL



ADDITIONAL PHOTOS



ADVISOR BIO



JUSTIN RYDER, CCIM

Advisor

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Direct: **859.306.0617** | Cell: **859.447.3285**

PROFESSIONAL BACKGROUND

Justin Ryder, CCIM is a distinguished Advisor at SVN Stone Commercial Real Estate, specializing in multi-family and auto-related investment sales. With over 184 transactions across Central Kentucky, Justin excels in maximizing property value through exclusive listings and comprehensive project management, including development land and stabilized properties.

A 4-time national award winner for sales volume at SVN, Justin was honored as the company-wide "Influencer of the Year" in 2023 for his impactful presence in commercial real estate media on platforms like LinkedIn, Twitter, and YouTube. He earned the globally recognized CCIM designation in 2021, signifying mastery in financial and market analysis, investment strategy, and ethical business practices. Justin has also served as President of the Lexington CCIM Chapter twice.

In addition to his real estate expertise, Justin is a partner and consultant with Bluegrass Business Advisors, continuing the firm's legacy of business brokerage in Central Kentucky since 1982.

A devoted family man, Justin and his wife, Libby, are proud parents to three wonderful daughters. He considers it a privilege to raise his family in such a vibrant community. Outside of work and family life, Justin is an avid CrossFitter, an enthusiastic reader, a passionate UK fan, and a dedicated Green Egg grilling connoisseur.

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ADVISOR BIO



HARRISON LANE

Advisor

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PROFESSIONAL BACKGROUND

A Lexington native and Transylvania University alum, Harrison Lane brings a diverse and dynamic background to his dual roles as a commercial real estate advisor and business broker. Since joining SVN Stone Commercial Real Estate in May 2021, Harrison has developed a reputation for guiding clients across all property types—including multifamily, retail, industrial, office, land, and flex assets. His ability to provide seamless sales and leasing services throughout Central Kentucky makes him a versatile, one-stop resource for owners, investors, and end-users alike.

In addition to CRE, Harrison serves as a trusted business broker in Central Kentucky with Bluegrass Business Advisors, helping clients navigate sales, acquisitions, valuations, and confidential marketing. He's skilled at matching buyers and sellers, managing negotiations, and orchestrating a blend of real estate and small business transactions. Harrison is a member of the International Business Broker's Association (IBBA). Whether transitioning a business to new ownership or exploring investment opportunities, he delivers personalized guidance with integrity, discretion, and strategic vision. When Harrison is not chasing his little boy around or closing deals... he enjoys playing golf, supporting Transylvania and UK athletics, and serving through local ministries.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.