

**INVESTMENT SUMMARY**

<b>PRICE</b>	\$6,347,650
<b>CAP</b>	6.75%
<b>NOI</b>	\$428,464.94
<b>RENT/SF</b>	\$93.59
<b>RENT ADJUSTMENTS: 1.5% Annual</b>	

**LEASE INFORMATION**

<b>LEASE TYPE</b>	NNN
<b>LEASE TERM</b>	20 Years
<b>RENT COMMENCEMENT</b>	11/15/2018
<b>LEASE EXPIRATION</b>	11/30/2038
<b>RENEWAL OPTIONS</b>	Six 5-Year

- This Zips Car Wash is on a **Triple Net lease with 14+ years remaining and 1.5% annual increases.**
- Conveniently **located on an outlet to Kroger** and along Challenger Ave where traffic counts average 38,000 vehicles daily.
- Nearby retailers include Walmart Supercenter, Lowe’s, Chick-fil-A, CVS, Starbucks, and more. There is also a **440 acre industrial park that includes Advance Auto Parts, Elizabeth Arden, FedEx Ground, Orvis and tentatively Amazon.**
- Excellent demographics with **1 mile average household income of \$91,383** and 5 mile population of 88,735.
- **Zips Car Wash operates over 280 locations** in 25 states under 3 brands.
- **Roanoke is the center of one of Virginia's largest metropolitan regions**, and a hub for transportation, finance, and industry in southwestern Virginia. Ranked as one of International Mountain Biking Association’s top mountain biking destinations in the world.

**LEASE NOTES:**

Net, Net, Net. No landlord responsibilities.

**PROPERTY INFORMATION**

<b>ADDRESS</b>	4035 Challenger Avenue Roanoke, VA 24012
<b>BUILDING SIZE</b>	4,578 SQ. FT.
<b>LOT SIZE</b>	1.11 Acres
<b>COUNTY</b>	Roanoke
<b>YEAR BUILT</b>	2009

**DEMOGRAPHIC INFORMATION**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>2024 POPULATION</b>	2,678	30,495	88,735
<b>2029 POPULATION</b>	2,706	30,714	88,790
<b>2024 MEDIAN HOUSEHOLD INCOME</b>	\$65,737	\$65,454	\$56,422
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$91,383	\$86,662	\$77,144

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

<b>PROPERTY</b>	Zips Car Wash
<b>TENANT</b>	Zips Car Wash, LLC
<b>REVENUES</b>	Confidential
<b>NET WORTH</b>	Confidential
<b>S&amp;P RATING</b>	Non Rate
<b>WEBSITE</b>	<a href="https://www.zipscarwash.com/">https://www.zipscarwash.com/</a>



**Zips Car Wash operates over 280 locations in 25 states under 3 brands.**

Zips Car Wash, headquartered in Plano, Texas, uses the latest industry technology to provide clean, dry, and shiny vehicles, as well as exceptional customer experiences. Zips Car Wash operates underneath the brands of Rocket Express Car Wash, and Jet Brite Car Wash.

With nearly 20 years in the business, Zips prides itself on providing the highest quality express tunnel car wash in the industry, offering a wide range of services including basic washes, upgraded packages to include waxing, interior cleaning and more. There are also membership programs to its customers to provide the best possible price to its committed users.

Zips also provides a 24 Hour Clean Car Guarantee with the purchase of every Premier car wash, allowing customers to come back within 24 hours with a receipt and receive a free basic re-wash.

In September 2023, Zips Car Wash was recognized by Newsweek for “Best in Customer Service.” Zips Car Wash has been a growing brand and has made customer service one of its top priorities. One of Zips most important values is giving back to the community, from fundraisers to military offers, they are all about uplifting local heroes and bringing people together across America’s neighborhoods.

**CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.**

**Keith A. Sturm, CCIM**  
keith@upland.com  
(612) 376-4488

**Deborah K. Vannelli, CCIM**  
deb@upland.com  
(612) 376-4475

**Amanda C. Leathers**  
amanda@upland.com  
(612) 436-0045

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



\*\*In cooperation with MacKenzie Retail,  
LLC, a VA State Licenses Broker

# ZIPS CAR WASH

4035 Challenger Avenue | Roanoke, VA | 24012

**Keith A. Sturm, CCIM**  
keith@upland.com  
(612) 376-4488

**Deborah K. Vannelli, CCIM**  
deb@upland.com  
(612) 376-4475

**Amanda C. Leathers**  
amanda@upland.com  
(612) 436-0045

[www.nnnsales.com](http://www.nnnsales.com)

*Look Upland. Where Properties & People Unite!*

#### NET LEASED DISCLAIMER

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

**By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'**

**CONFIDENTIALITY AND DISCLAIMER:** The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Upland Real Estate Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Upland Real Estate Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.