

OWNER/USER CAR WASH FOR SALE OR LEASE

10215 Watson Road, St. Louis, MO 63127

FULLY TURNKEY & OPERATIONAL | HIGH TRAFFIC AREA | RENOVATED IN 2018 | PRIME LOCATION



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PRICE
\$1,095,000

PROPERTY INFORMATION

Property Type	Owner/User
Year Built	1989
Year Renovated	2018
Net Rentable Area	4,226 SF
Lot Size	0.41 Acres

PROPERTY DESCRIPTION

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Prime Net Lease is pleased to present a rare owner/user opportunity to acquire the fee simple interest in a recently remodeled, freestanding car wash in St. Louis, MO, a dynamic and well-trafficked market. Originally built in 1989 as a drive-through car wash, the property underwent significant renovations in 2018, enhancing its infrastructure and operational efficiency. This turnkey site is now available for purchase or lease, presenting a prime opportunity for an owner-operator or tenant to establish a successful business.

Strategically located along Old Route 66, a major commercial corridor with 10,000+ vehicles per day, the property benefits from excellent visibility and accessibility. It is easily reached from Interstate 44 and is just minutes from downtown St. Louis. Additionally, the site is surrounded by top national retailers, including Chick-fil-A, O'Reilly Auto Parts, Enterprise Rent-A-Car, Advance Auto Parts, UPS, and Denny's, ensuring consistent consumer traffic.

Beyond its existing use as a car wash, this property also presents a prime redevelopment opportunity for investors or businesses looking to convert the site into another drive-through concept, such as a quick-service restaurant (QSR), coffee shop, or express oil change facility. With its high-traffic location, strong market fundamentals, and adaptable layout, this site offers excellent potential for long-term value and growth.



INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

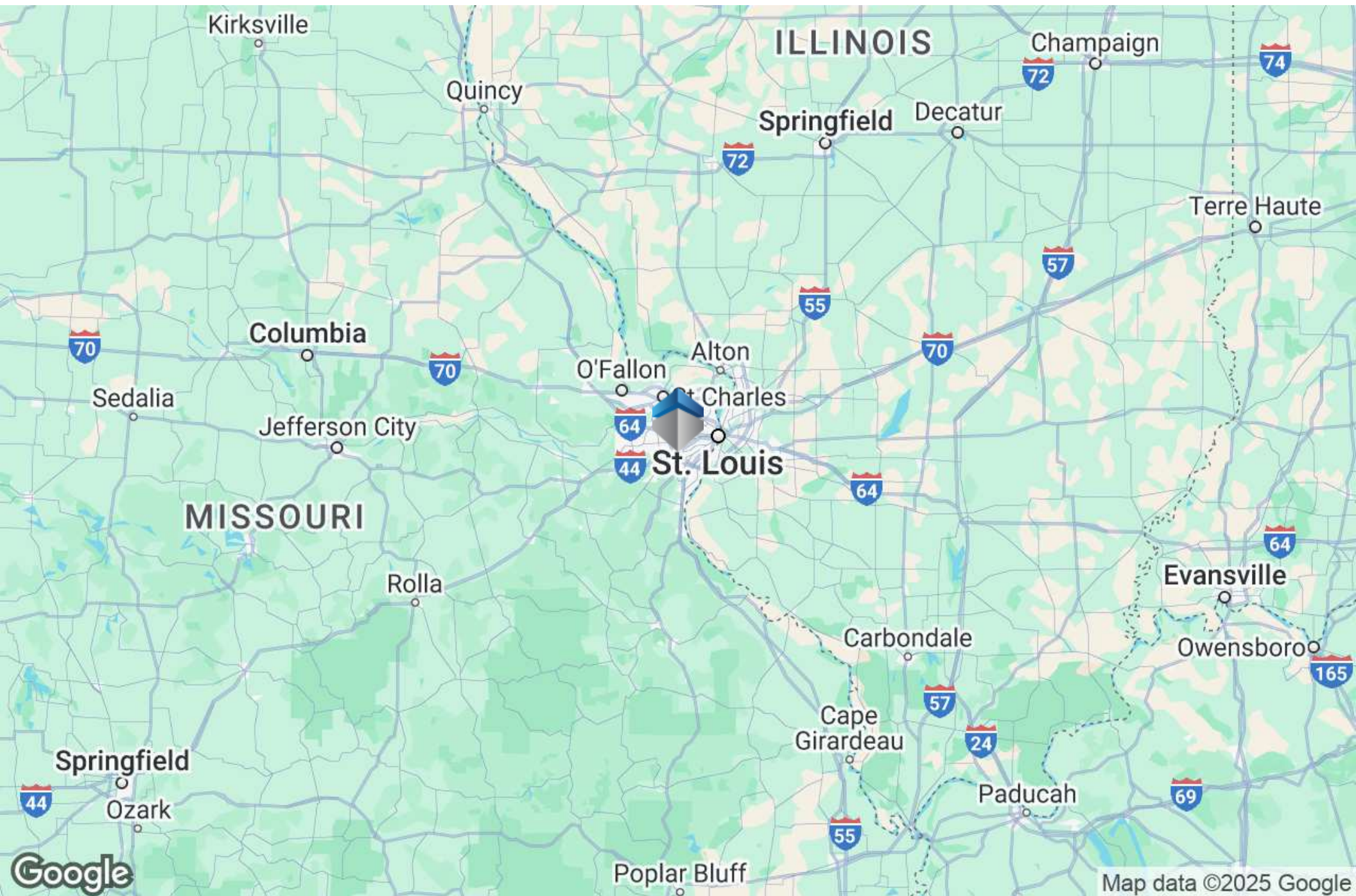
- **SALE-LEASEBACK ADVANTAGE** – Capitalize on the option to sell the Car Wash through a sale-leaseback, enabling the recoup of the initial investment while maintaining operational control and generating consistent cash flow.
- **FULLY TURNKEY & OPERATIONAL** – This Car Wash is fully operational and ready for immediate transition to new ownership, requiring no additional setup or investment. A new owner can step in and begin operations seamlessly from day one.
- **HIGH-UPSIDE OPPORTUNITY** – This site offers a turnkey business opportunity, allowing a new investor to take over and increase sales through improved marketing and operations.
- **HIGH TRAFFIC AREA** – The subject property is situated and excellently visible along Old Rte 66, a major thoroughfare in the city of St. Louis, which see traffic counts of approximately 10,000+ vehicles per day and is in close proximity to downtown St. Louis.
- **PRIME LOCATION** – This Car Wash is ideally situated amidst a vibrant retail hub, surrounded by prominent national brands including Chick-fil-A, Home Depot, Walmart, Target, ALDI, and Lowe's. These major retailers draw consistent consumer traffic to the area, enhancing the site's visibility and customer base.
- **MODERN INFRASTRUCTURE & RECENT RENOVATIONS** – The property underwent significant remodeling in 2018, ensuring up-to-date equipment and infrastructure that allows for a seamless transition to new ownership with minimal upfront capital investment.
- **STRONG MARKET DEMAND FOR CAR WASH SERVICES** – The car wash industry continues to see increasing consumer demand, driven by subscription models and convenience-focused services, providing a strong foundation for revenue growth at this location.
- **REDEVELOPMENT POTENTIAL** – With its prime location, high traffic counts, and existing drive-through infrastructure, this property offers excellent redevelopment potential for another drive-through business, such as a QSR, coffee shop, or express oil change facility, maximizing its long-term value and versatility.



ADDITIONAL PHOTOS



REGIONAL MAP



RETAILER MAP



MARKET OVERVIEW

This Car Wash is situated along the bustling Watson Road corridor in Crestwood, a prominent suburb of St. Louis County, Missouri. This area is known for its strong commercial presence, high visibility, and convenient accessibility, making it an excellent location for a Car Wash business.

Crestwood is a thriving suburban community with a population exceeding 75,000 residents within a five-mile radius. The area boasts a robust median household income, reflecting the strong purchasing power of the local population. Additionally, Watson Road experiences an average daily traffic count of over 25,000 vehicles, ensuring steady exposure to passing motorists.

Surrounding the property is a diverse mix of national and regional retailers, restaurants, and service providers that drive consistent consumer activity. Notable shopping centers, such as Crestwood Plaza and Sunset Hills Plaza, are just minutes away, offering a variety of retail and dining options. The area is home to popular chains like Starbucks, Chick-fil-A, and Olive Garden, as well as essential services such as banks, fitness centers, and grocery stores, which enhance the location's appeal.

Watson Road's strategic position as part of Missouri Route 366 connects the property to Interstate 44 and other major highways, making it easily accessible for both local and regional customers. Public transportation options, including nearby bus routes, further increase accessibility for employees and visitors alike.

Crestwood is a family-oriented community with excellent schools, a low crime rate, and abundant recreational opportunities. Nearby parks, such as Grant's Trail and Whitecliff Park, contribute to the area's charm, attracting both residents and visitors seeking outdoor activities.

Overall, this property represents a strong investment opportunity in a growing and dynamic area of St. Louis County. Its prime location along a high-traffic corridor, surrounded by thriving businesses and a stable community, ensures long-term success for retail and service operations.



DEMOGRAPHICS

3-MILE KEY FACTS



69,077

POPULATION



43.6

AVERAGE AGE



\$355,952

MEDIAN HOUSEHOLD VALUE

BUSINESSES



4,291

BUSINESSES



41,220

EMPLOYEES

INCOME



\$103,300

MEDIAN HH INCOME



\$132,540

AVERAGE HH INCOME

	1 MILE	3 MILES	5 MILES
Current Population	7,580	69,077	189,899
2030 Population	7404	67,685	185,906
Employees	14,121	41,220	135,460
Total Businesses	1,343	4,291	13,236
Average Household Income	\$117,659	\$132,540	\$120,376
Median Household Income	\$91,698	\$103,300	\$90,967
Average Age	41.7	43.6	43
Households	2,991	28,134	79,188
Average Housing Unit Value	\$296,878	\$355,952	\$317,674

CONFIDENTIALITY AGREEMENT & DISCLAIMER

The Offering Memorandum contains select information pertaining to the business and affairs of Car Wash ("property"). It has been prepared by Prime Net Lease. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Prime Net Lease. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their offices, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Prime Net Lease expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offer Memorandum.

A prospective purchaser's sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Prime Net Lease or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE PRIME NET LEASE 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.

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ST. LOUIS, MO 63127

EXCLUSIVELY PRESENTED BY



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