

# INVESTMENT OPPORTUNITY

ESTABLISHED CAR WASH OPERATION



CMP



3156 Nashville Road | **Bowling Green, KY**  
**SOAP MY RIDE CAR WASH**

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# PROPERTY OVERVIEW

## PROPERTY INFORMATION

Property Address	3156 Nashville Rd
City/Township	Bowling Green, KY
Building Size	6,461 SF
Land Size	1.95 AC
Tunnel Length	85 FT
Self-Serve Bays	3
Vacuums	8

## INVESTMENT DETAILS

Purchase Price	\$2,500,000.00
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## DEMOGRAPHICS (5-MILE RADIUS)

	108,789 PEOPLE		\$71,779 AVG. HOUSEHOLD INCOME
	42,037 HOUSEHOLDS		\$1B OF CONSUMER SPENDING

## PROPERTY HIGHLIGHTS

### COMPELLING OWNER/USER OR INVESTOR OPPORTUNITY

Unique opportunity to acquire a fully operational, high-performing car wash with strong underlying real estate fundamentals and long-term upside.

### PRIME VISIBILITY & TRAFFIC EXPOSURE

Located on a major thoroughfare with daily vehicle counts exceeding 27,000, excellent signage, and easy customer access.

### BELOW REPLACEMENT COST WITH TAX UPSIDE

Offered at a basis well below today's construction costs, with potential accelerated depreciation benefits for investors.

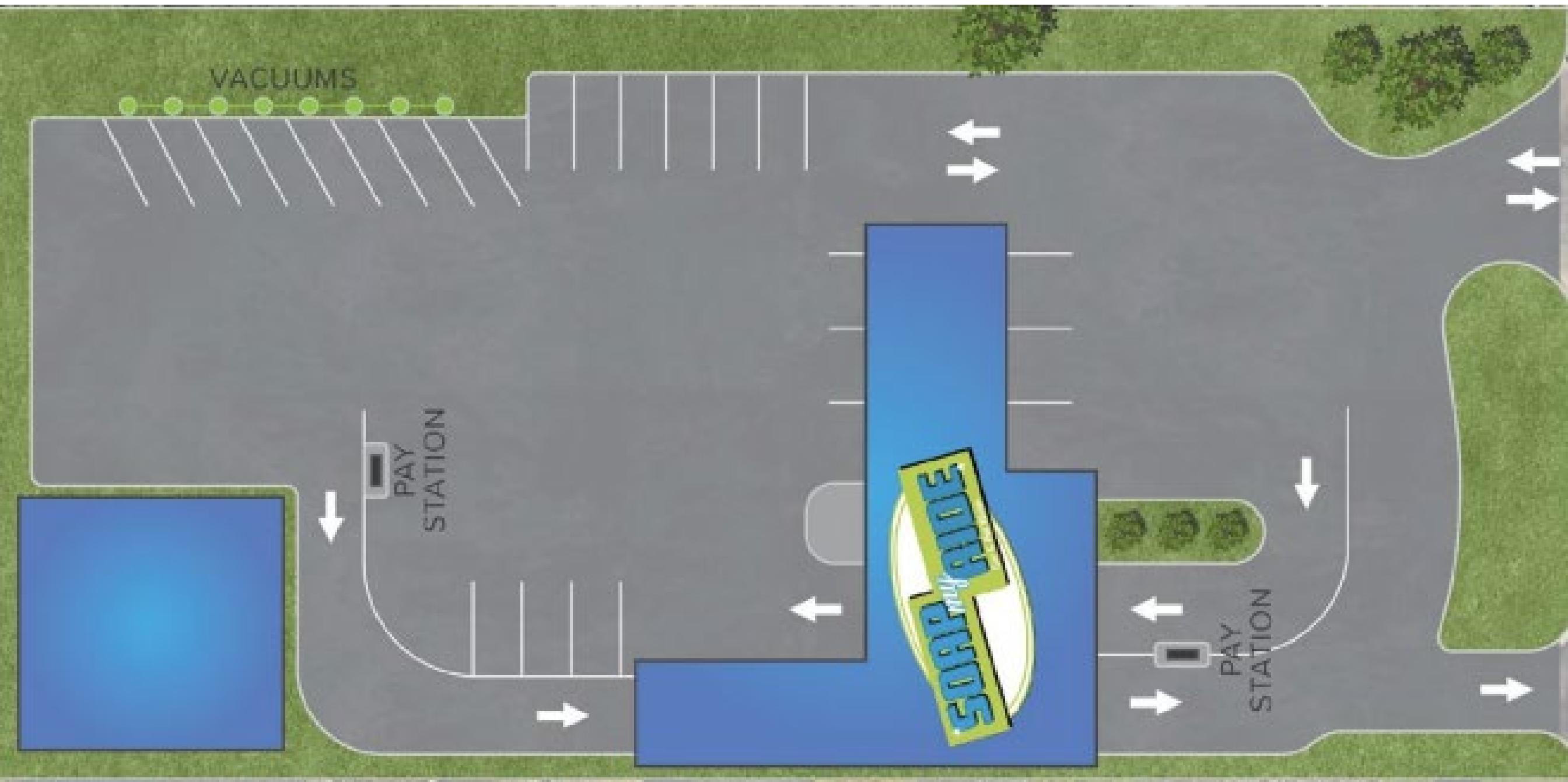
### TAX-EFFICIENT INVESTMENT PROFILE

The property may benefit from accelerated depreciation and bonus depreciation strategies, offering potential tax advantages to qualified buyers (subject to buyer's tax advisor).

## AREA TENANTS



# SITE PLAN



# PHOTOS



# PHOTOS



# AERIAL



# DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	5,114	52,694	93,207
2024 Population	5,115	53,011	98,774
2029 Population Projection	5,591	57,821	108,789
Annual Growth 2020-2024	0.0%	0.2%	1.5%
Annual Growth 2024-2029	1.9%	1.8%	2.0%
HOUSEHOLDS			
2020 Households	2,182	19,806	35,584
2024 Households	2,176	19,831	37,937
2029 Household Projection	2,385	21,751	42,037
Annual Growth 2020-2024	1.9%	1.0%	1.8%
Annual Growth 2024-2029	1.9%	1.9%	2.2%
Avg Household Size	2.30	2.40	2.40
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$60,289	\$69,980	\$71,779
Median Household Income	\$46,000	\$54,929	\$54,306

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$218,604	\$230,316	\$233,545
Median Year Built	1992	1993	1992
Owner Occupied Households	832	10,132	19,789
Renter Occupied Households	1,553	11,619	22,247
HOUSING COMPOSITION			
1-Person Households	778	6,330	12,240
2-Person Households	656	6,044	11,873
3-Person Households	309	3,086	5,757
4-Person Households	270	2,572	4,682
5-Person Households	108	1,111	2,097
6-Person Households	38	418	778
7-Person Households	17	270	510
EMPLOYMENT			
Civilian Employed	2,568	27,250	49,901
Civilian Unemployed	98	1,414	2,052
Civilian Non-Labor Force	1,368	13,149	26,110

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