



MACH 1 CAR WASH

CARTERSVILLE (ATLANTA MSA), GA

Marcus & Millichap
THE DELTONDO GROUP



9 Hillview Ave SE, Cartersville, GA

\$5,100,000
PRICE

6.76%
CAP

\$344,760
NOI

INVESTMENT SUMMARY

Lease Type	Absolute Net
Landlord Responsibility	None
Year Built:	2022
Building Area	5,200
Land Area	1.03 Acres

INVESTMENT HIGHLIGHTS



16.5-YEAR **ABSOLUTE NET LEASE**

Long-Term Lease Commenced October 13, 2022 And Structured On An Absolute-NNN Basis; Tenant Responsible For All Operating Expenses, Including Roof And Structure



CONTRACTUAL 1.5%
ANNUAL RENT INCREASES

Fixed Annual Rental Escalations Provide Predictable Income Growth Throughout The Primary Term And Renewal Periods. Primary Term Extends Approximately 16.5 Years With Four (4), Five-Year Renewal Options



2022 CONSTRUCTION
INSTITUTIONAL-QUALITY

Purpose-Built 5,200 SF Tunnel Car Wash Delivered In 2022 On 1.03 Acres With Modern High-Throughput Design



FEE SIMPLE OWNERSHIP
PERSONAL & CORPORATE GUARANTY

Fee Simple Interest With Both Personal And Corporate Lease Guaranty



STRATEGIC RETAIL
CORRIDOR LOCATION

Positioned Near Downtown Cartersville And Major Retail Arteries Serving Bartow County. Convenient Access To Interstate 75, Connecting Cartersville To Atlanta And Chattanooga



GROWING NORTH METRO
ATLANTA MARKET

Located Within The Expanding Atlanta-Sandy Springs-Roswell MSA, One Of The Largest And Fastest-Growing Metros In The Southeast

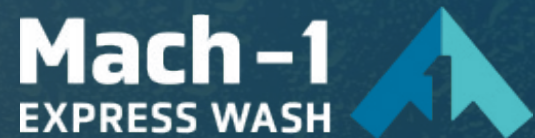


RENT SCHEDULE

Year	Annual	Monthly
October 13th, 2022 - October 12th, 2023	\$325,000.00	\$27,083.00
October 13th, 2023 - October 12th, 2024	\$329,875.00	\$27,489.25
October 13th, 2024 - October 12th, 2025	\$334,823.13	\$27,901.58
October 13th, 2025 - October 12th, 2026	\$339,845.47	\$28,320.11
October 13th, 2026 - October 12th, 2027	\$344,943.15	\$28,744.91
October 13th, 2027 -October 12th, 2028	\$350,117.30	\$29,176.08

LEASE SUMMARY

Tenant:	Mach One Express Wash of Car- tersville, LLC
Guaranty:	Personal & Corporate
Type of Ownership:	Fee Simple
Lease Type:	Absolute Net
Landlord Responsibilities:	None
Rent Commencement:	October 13th, 2022
Lease Expiration:	October 31st, 2042
Term Remaining:	16.5
Increases:	1.5% Annual
Options:	4x5 Year



SECURE RECURRING REVENUE: MACH 1 EXPRESS WASH TRIPLE NET (NNN) INVESTMENT

Mach-1 Express Wash is a privately owned express tunnel car wash operator headquartered in Centre, Alabama. Founded in 2018, the company focuses on high-efficiency wash facilities supported by subscription-based membership programs that drive recurring revenue and customer retention. Mach-1 has rapidly expanded its footprint through new development and sale-leaseback transactions across multiple U.S. markets.

The Cartersville location opened in 2022 and operates under Mach One Express Wash of Cartersville, LLC. The lease is backed by both personal and corporate guaranties, providing additional credit support.

Mach 1 Express Wash utilizes a subscription-oriented operating model common within the express wash sector, emphasizing recurring revenue and high-frequency customer visits.

Geographic Presence: Alabama, Georgia, North Carolina, Ohio, Mississippi, New Jersey, Delaware, Pennsylvania (open or pipeline sites)

SUBJECT PROPERTY



\$15-20M+
TOTAL OPERATING

15+
CAR WASHES

85
EMPLOYEES

PRIVATE
OWNERSHIP

2019
FOUNDED





GREEN VALLEY GREENS GOLF COURSE
18 - HOLES (PAR 72 CHAMPIONSHIP LAYOUT)
\$1.5M - TOTAL ANNUAL REVENUE

acells
2,500+ EMPLOYEES
\$2.5 B INVESTMENT

amazon
1,000+ EMPLOYEES
\$575B REVENUE

FOOD CITY

CARTERSVILLE COUNTRY CLUB
18 - HOLES (CHAMPIONSHIP GOLF COURSE DESIGNED BY GARY PLAYER & ARTHUR DAVIS)
\$5.46M - TOTAL ANNUAL REVENUE

Mach-1
EXPRESS WASH

GHC
GEORGIA HIGHLANDS COLLEGE
2,000+ STUDENTS
\$35M REVENUE

TSC TRACTOR SUPPLY CO

Bojangles Waffle House
DUNKIN' SUBWAY
MCDONALD'S

Hwy 20
22,400 VPD

BARTOW MARKETPLACE
Walmart **LOWE'S** **DOLLAR TREE** **SALLY BEAUTY**

41 42,500 VPD

USG
\$3.5B ANNUAL REVENUE
6,900 EMPLOYEES

Piedmont HEALTHCARE
119 LICENSED BEDS
\$1.1B ANNUAL REVENUE
1,000+ EMPLOYEES

411 18,900 VPD

Shaw
\$13B+ TOTAL ANNUAL REVENUE
500+ EMPLOYEES

75 147,000 VPD

Cartersville Sports Complex

THE HOME DEPOT

MAIN STREET SHOPPING CENTER
TARGET **Publix** **belk** **TJ-maxx**
CATO **FAMOUS HIBBETT** **STAPLES** **ULTA BEAUTY**

MARKET SQUARE
HOBBY LOBBY **Wendy's** **O'Reilly** **DG**

CARTERSVILLE PLAZA
Gabe's **OLLIE'S** **CRICKEN SILENCE CHICK**

Cartersville HS
1,469 students

Kroger

Academy **bealls** **DOLLAR TREE** **HONDA**
LONGHORN STEAKHOUSE **TACO BELL** **Bojangles** **KIA**



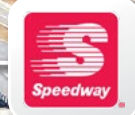
**AUTHENTIX CARTERSVILLE
APARTMENTS**
240 UNITS
\$1,600/MO AVERAGE PRICE

**FELTON WALK
TOWNHOMES**
57 UNITS
\$1,650/MO AVERAGE PRICE

**PARKWAY STATION
TOWNHOMES**
148 UNITS
\$2,200/MO AVERAGE PRICE

**THE BEND AT PETTIT CREEK
TOWNHOMES**
198 UNITS
\$2,150/MO AVERAGE PRICE

**CARTERSVILLE
MINI STORAGE**



STORAGE KEY

41 42,500 VPD

**Hwy 20
22,400 VPD**

411 18,900 VPD





GHC
GEORGIA HIGHLANDS COLLEGE
University System of Georgia

2,000+ STUDENTS
\$35M REVENUE

AUTHENTIX CARTERSVILLE APARTMENTS
240 UNITS
\$1,600/MO AVERAGE PRICE

BARTOW MARKETPLACE

Walmart  Lowe's  DOLLAR TREE  SALLY BEAUTY 

 **Piedmont**
HEALTHCARE

119 LICENSED BEDS
\$1.1B ANNUAL REVENUE
1,000+ EMPLOYEES

 **AMC**
THEATRES

 Georgia Highlands College Softball Field

 **SAVOY**
AUTOMOBILE MUSEUM

 **Hwy 20**
22,400 VPD

 **Culver's**

 **411** 18,900 VPD

Mach-1
EXPRESS WASH 

STORAGE KEY

 **41** 42,500 VPD





HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.



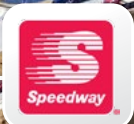
INTERIOR EXTERIOR
PAINTING & MORE

 **HIGHLANDS POINT DENTAL**

 **FAMILY SAVINGS**
CREDIT UNION

 **TSC TRACTOR SUPPLY CO**

 **ACT I**
ALL STARS THEATRE



Matador
DISTRIBUTING, LLC

 **Chemique**
Adhesives

CARTERSVILLE GA

ATLANTA MSA

6.4M+

POPULATION
ATLANTA MSA

\$570B+

GDP
ATLANTA MSA

60,000+

EMPLOYEES
THE HOME DEPOT

9,000+

EMPLOYEES
COCA-COLA COMPANY

51,000+

STUDENTS
KENNESAW STATE
UNIVERSITY

52,000+

STUDENTS
GEORGIA STATE
UNIVERSITY

Cartersville, Georgia is located in Bartow County approximately 45 miles northwest of Downtown Atlanta and is part of the Atlanta-Sandy Springs-Roswell Metropolitan Statistical Area, which exceeds 6 million residents. The city benefits from its strategic location along Interstate 75, a major north-south transportation corridor connecting Atlanta to Chattanooga and the Midwest.

Bartow County has experienced steady residential and industrial growth driven by regional logistics, manufacturing, and distribution expansion. Proximity to metro Atlanta provides access to a deep labor pool while offering comparatively lower land and housing costs. Cartersville serves as a commercial hub for northwest Georgia and continues to attract new residential development and service-oriented retail.

With direct interstate access, expanding industrial presence, and integration into the greater Atlanta economic ecosystem, Cartersville represents a stable suburban investment market within the broader Atlanta MSA.



CARTERSVILLE, GEORGIA



TOYO TIRE NORTH AMERICA MANUFACTURING

FORTUNE 500 & CORPORATE OFFICES LOCATED IN ATLANTA



ATLANTA

6.1 MILLION
MSA POPULATION
9th Most Populous MSA
in United States

\$473 BILLION
GROSS DOMESTIC PRODUCT
The largest economy in Georgia
10th in United States

\$9 BILLION
FILM INDUSTRY
Direct Spending for Atlanta's
Established Film Industry

126,400+
NEW JOBS
Added to Atlanta Area in
last year

Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from all parts of the country. Diversified investments from corporations, as well as state and local governments, make Atlanta an ideal place to conduct business. Currently there are 18 Fortune 500 companies that call Atlanta home, which include the recently relocated

Mercedes-Benz and State Farm Insurance headquarters. Bolstering the city's economic appeal, Atlanta is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, which handles more than 75 million passengers per year. The Atlanta film industry is booming and has become a major player in the entertainment world. In 2023, it is projected to generate a total economic impact of over \$9 billion, creating jobs and making a dynamic contribution to the Atlanta Metro economy.

REGIONAL MAP

Mach-1
EXPRESS WASH

Cartersville

DOWNTOWN ATLANTA 45 MILES

Atlanta

DEMOGRAPHIC SUMMARY		1 MILE	3 MILE	5 MILE
	POPULATION	1,180	22,237	36,862
	AVG. HOUSEHOLD INCOME	\$76,788	\$67,151	\$75,928

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