

USA Car Wash | Walmart Outparcel Business & Real Estate Sale

8641 US-19, Port Richey, FL 34668



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OFFERING MEMORANDUM**



Price: \$990,000



Fully-Operational Two-Tunnel Car Wash w/ Recent \$100K Capital Improvements

Express Conveyor & Dual-Roll Over Tunnel



Rapidly Expanding Car Wash Industry

6.0% Projected CAGR from \$15.3B in '25 to \$21.8B in '30



Prime Real Estate & Car Wash Location

58K+ VPD in a 6.1M+ SF retail-trade area among numerous national retailers



Top-Tier U.S. MSA

17th largest nationally
2nd largest in Florida



Dense Residential Population

3-mi: 63K+ residents
5-mi: 130K+ residents



Income Tax-Free State

4th Best State for Tax Climate per the Tax Foundation



Eligible for Accelerated Depreciation & 100% Bonus Depreciation

Northmarq is pleased to offer to qualified investors the opportunity to acquire both the Business and the fee simple interest in the 2,799 SF two-tunnel flex car wash situated on 0.63 ACs at 8641 US-19 in Port Richey, Florida (collectively, "the Offering"). The Offering features an express conveyor tunnel, automated roll-over tunnel, state-of-the-art computer system, water reclamation filter, PECO drying system, twelve 24/7 vacuums, and other advanced equipment designed to maximize operational efficiency and ensure a consistent, high-quality customer experience.

Strategically positioned as a Walmart Neighborhood Market outparcel along the heavily trafficked US-19 (58K+ VPD), the Property boasts high intrinsic real estate value within an established 6.1M+ SF retail trade area in the premier Tampa-St. Petersburg-Clearwater MSA – the 17th largest MSA nationally & 2nd largest in Florida. The Property is surrounded by numerous leading national retailers including Walmart Neighborhood Market, Publix, Home Depot, Best Buy, Chipotle, McDonald's, Starbucks, Olive Garden, LongHorn Steakhouse, Hardee's, Wawa, Charleys Cheesesteaks and Wings, PNC Bank, Walgreens, Mattress Firm, Dunkin', Dollar Tree, Petco, AT&T, GameStop, Culver's, Honey Baked Ham Co, and many more. Additionally, the Property benefits from a dense population of 130K+ residents living within a 5-mile radius.

With eligibility for Accelerated and 100% Bonus Depreciation in 2025 (investors should consult their tax professional for further details), investors can capture the full tax advantages typically associated with higher-priced car washes while benefiting from a compellingly low price point. Supported by strong real estate fundamentals and significant tax incentives, the Offering represents a rare opportunity to acquire a well-located and fully operational Car Wash Property and Business at an attractive low price point.

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