



**FOR SALE
ESTABLISHED CAR WASH PORTFOLIO
LOUISVILLE, KY MSA**

OFFERING OVERVIEW

PRG is pleased to present a unique opportunity with 7 fully operational car wash locations across the Louisville MSA. This portfolio includes the underlying real estate for 6 of the locations and a ground lease for one, all strategically positioned in high-demand, mature sub-markets.

These assets are owned by long-term stakeholders and have been consistently managed with professionalism over the years. This offering provides an investor with the chance to step into a well-established business model while adding value through continued long-term improvements and enhancements. Each site features a mix of self-service and automatic bays, and they have been meticulously maintained, with necessary upgrades made as required.

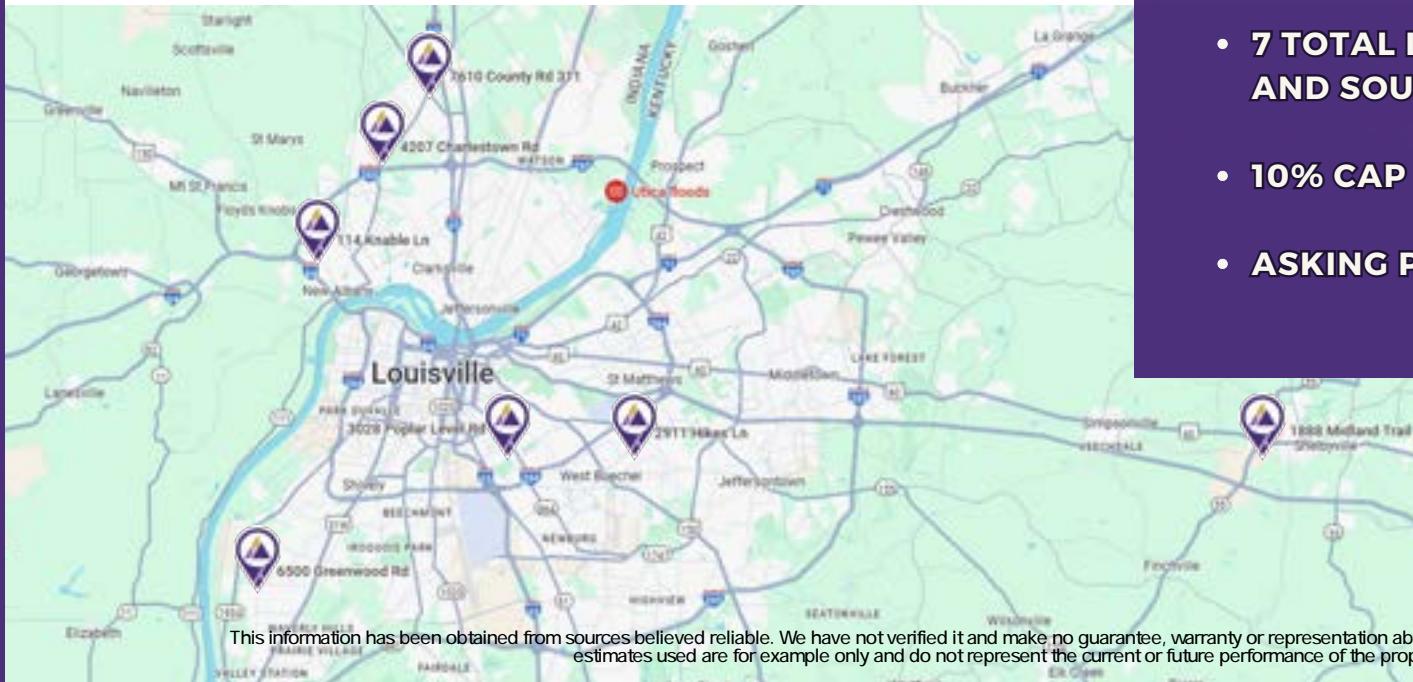
The car wash industry has proven to be resilient, offering steady performance even during economic downturns. This creates a prime opportunity for an experienced operator seeking to expand their portfolio, or an investor interested in diversifying into a stable real estate investment with strong, reliable cash flow.

Reed Weinberg
President & Principal
reed@prgproperty.com
502-365-3840

Jenny Johnston
Executive Vice President
jenny@prgproperty.com
502-365-3840

HIGHLIGHTS:

- **7 TOTAL LOCATIONS IN LOUISVILLE AND SOUTHERN INDIANA**
- **10% CAP RATE**
- **ASKING PRICE: \$9,600,000**

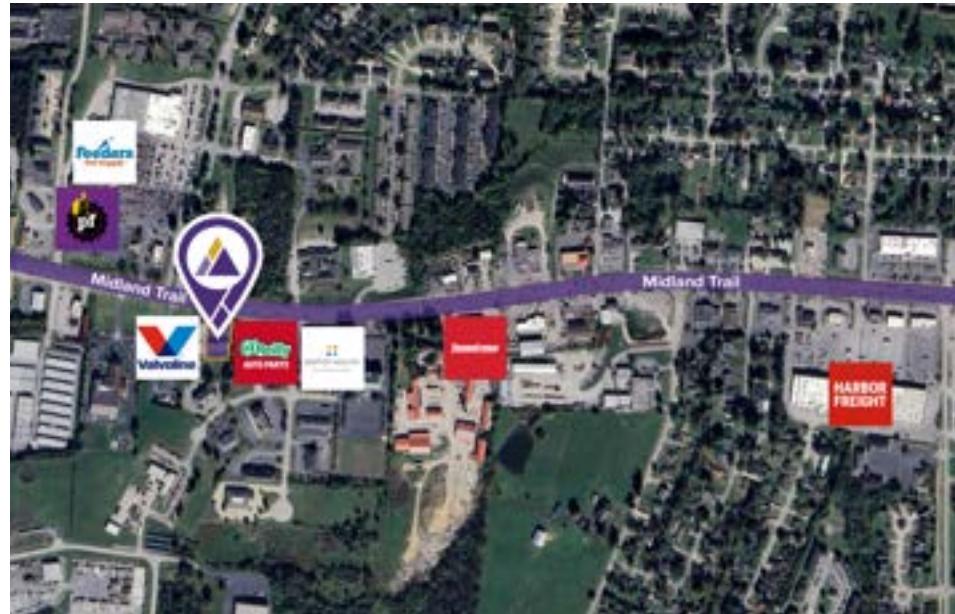


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LOCATIONS



1888 MIDLAND TRAIL, SHELBYVILLE, KY
2 AUTOMATIC BAYS / 3 SELF SERVICE BAYS
RYKO BRUSH AND BELANGER TOUCH FREE



114 KNABLE LANE, NEW ALBANY, IN
2 AUTOMATIC BAYS / 4 SELF SERVICE BAYS
RYKO BRUSH AND RYKO TOUCH FREE



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LOCATIONS



7610 HWY 311, SELLERSBURG, IN
2 AUTOMATIC BAYS / 4 SELF SERVICE BAYS
RYKO BRUSH AND BELANGER TOUCH FREE



3028 POPLAR LEVEL ROAD, LOUISVILLE, KY
1 AUTOMATIC BAY / 4 SELF SERVICE BAYS
BELANGER BRUSH



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LOCATIONS



4207 CHARLESTOWN ROAD, NEW ALBANY, IN
2 AUTOMATIC BAYS / 3 SELF SERVICE BAYS
RYKO BRUSH AND BELANGER TOUCH FREE



2911 HIKES LANE, LOUISVILLE, KY
2 AUTOMATIC BAYS / 3 SELF SERVICE BAYS
MARK 7 BRUSH AND D & S TOUCH FREE



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LOCATIONS



**6500 GREENWOOD ROAD, LOUISVILLE, KY
1 AUTOMATIC BAY / 5 SELF SERVICE BAYS
BELANGER TOUCH FREE AUTOMATIC**



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ABOUT LOUISVILLE

Louisville is the 29th largest city in the US. The current metropolitan population is over 1.6 million. It is well known as the home of Churchill Downs and the Kentucky Derby, but it also offers a vibrant business community and health care industry.

The city is the Corporate base of Humana, and is the home of two Ford plants, GE's largest appliance park, as well as a UPS world cargo hub. UPS' presence, as well as its advantageous location within a day's drive of the nation, makes it a national leader as a home for logistics operations for global companies.



MAJOR LOCAL EMPLOYERS

United Parcel Service **25,000**
Norton Healthcare **13,800**
Ford Motor Co. (2 plants) **13,000**
Humana Inc. **12,400**
UofL Health **12,000**
Baptist Healthcare System Inc. **7,400**
University of Louisville **6,000**
GE Appliances **6,000**
Amazon **5,700**
Manna Inc. **2,300**
U.S. Census Bureau **2,100**
Robley Rex VA Medical Center **1,900**
Samtec Inc. **1,600**
Rawlings Group **1,600**
Brown-Forman Corp **1,300**
Para John's International Inc. **1,500**
Anthem Blue Cross and Blue Shield **1,300**
Faurecia **1,200**
Kindred Healthcare Inc. **1,200**
BrightSpring Health Services **1,100**

LISTING TEAM



Reed Weinberg
President and Principal
reed@prgproperty.com
502-365-3840



Jenny Johnston
Executive Vice President
jenny@prgproperty.com
502-365-3840

[CONTACT FOR MORE INFO](#)



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PRGPROPERTY.COM

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