



**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.

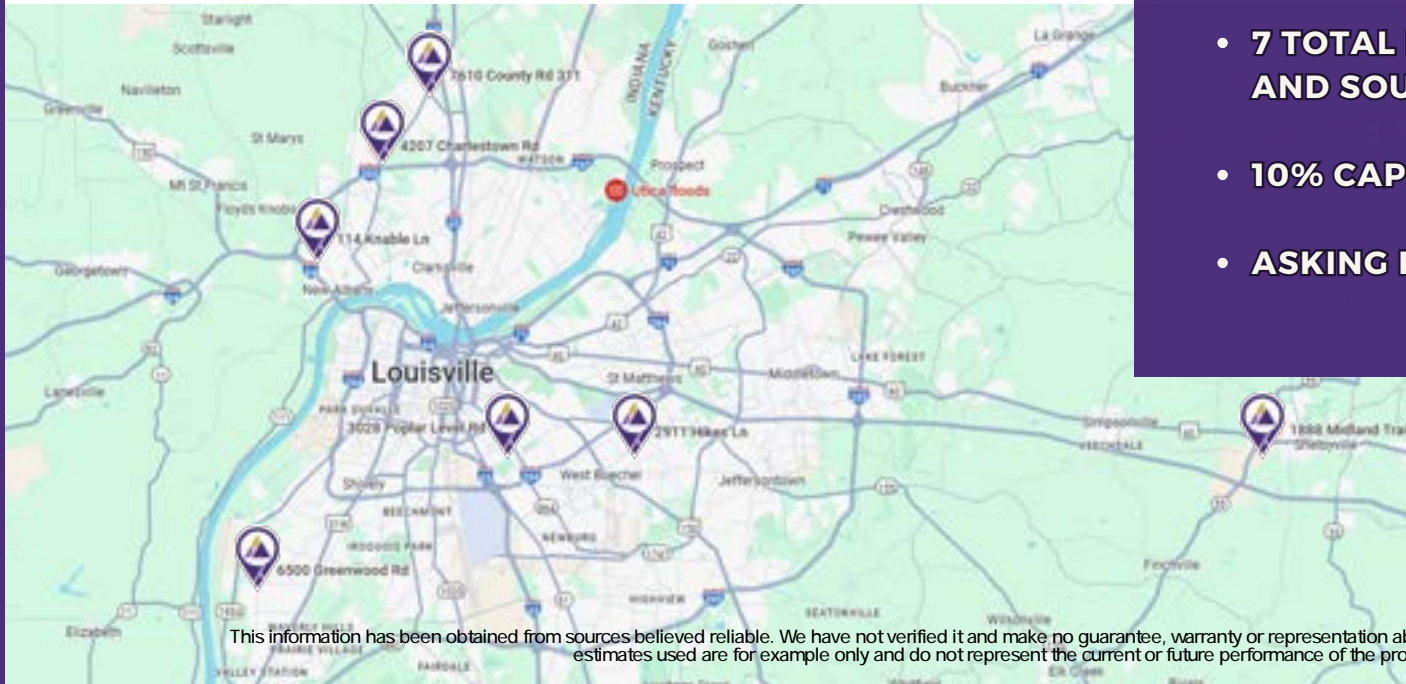
The car wash industry has proven to be resilient, offering steady performance even during economic downturns. This creates a prime opportunity for an experienced operator seeking to expand their portfolio, or an investor interested in diversifying into a stable real estate investment with strong, reliable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

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## HIGHLIGHTS:

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



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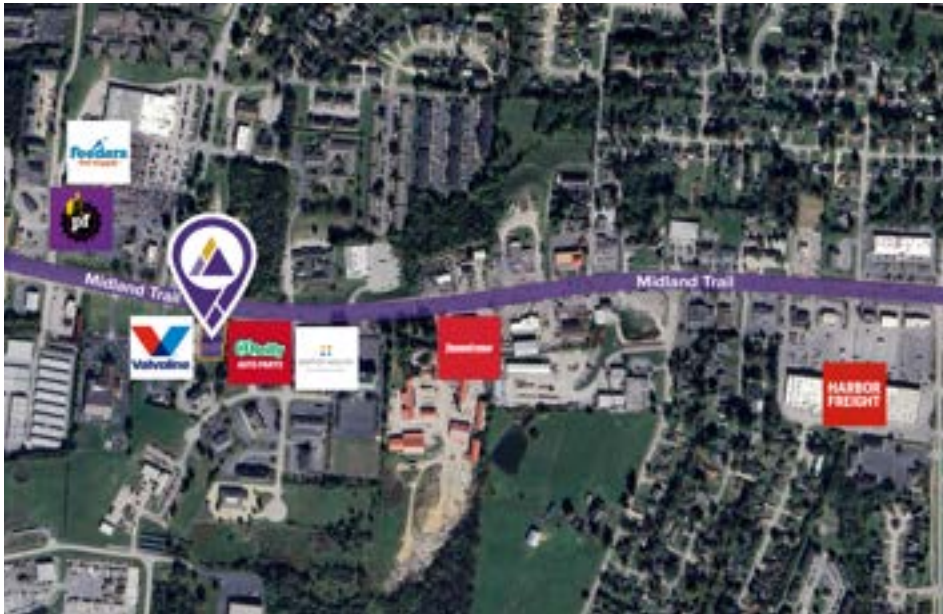
# LOCATIONS



**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



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**CONTACT FOR MORE INFO**



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COMMERCIAL PROPERTY ADVISORS

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