

OWNER/USER CAR WASH FOR AUCTION

2709 Broadway St | Anderson, IN 46012

Car Wash
For Auction

Offering Memorandum



CREXI 

[Click Here for Auction Details](#)

Bid Dates: 05/04/2026 - 05/06/2026

Starting Bid: \$100,000

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Table of Contents

- 04 Property Overview
- 09 Property Photos
- 11 Market Overview

PROPERTY OVERVIEW

Owner/User
Car Wash

2709 Broadway St, Anderson, IN 46012



INVESTMENT HIGHLIGHTS

Property Highlights

- **Owner/User Opportunity** - The property presents an ideal opportunity for owner/users to acquire both the building and its underlying real estate, facilitating direct operational control and potential cost efficiencies.
- **Versatility** - Comprising 6 bays and 2 detailing garages accompanied by office space, the property is zoned B-2, supporting a broad range of commercial uses on the ±0.60-acre parcel. This zoning flexibility enhances its appeal to diverse business types.
- **Surrounding Retail** – Situated within a 1-mile radius are prominent national retailers including McDonald's, Taco Bell, Wendy's, Captain D's, Burger King, Dollar General, and Arby's, as well as numerous automotive-related businesses. This environment supports strong commercial synergy and consumer draw.
- **Proximity to Indianapolis** - The property is located within a one-hour drive to Indianapolis, offering access to a larger metropolitan market and its economic opportunities.
- **Growing Population** - The population within a 3-mile radius has increased by 3.3% since 2020, with an additional 2.8% growth projected between 2025 and 2029
- **Traffic Exposure** - The location benefits from exposure to over ±10,600 vehicles per day, providing significant visibility and access potential for businesses operating on-site.
- **Tax Benefits** – Car washes qualifies for 100% bonus depreciation and accelerated depreciation, potentially enhancing investment returns *Please consult with CPA for details*





True Value

CVS pharmacy

Anderson Country Club
Golf Course

SUBWAY

TACO BELL

DOLLAR GENERAL

getGo CAFE + MARKET

CAPTAIN D'S
SEAFOOD KITCHEN

STORAGE
Rentals of America

Broadway St ± 10,609 VPD

Subject Property

±0.3 Miles Away
Wendy's McDonald's Arby's

CLUTCH AUTO SALES
LARUSSO AUTO GROUP

Scott St

CREXI

2709 Broadway St
Anderson, IN 46012

±26,136 SF

Lot Size

±0.60 AC

Lot Size

±10,609

Vehicles Per Day

8

Total Bays

B-2

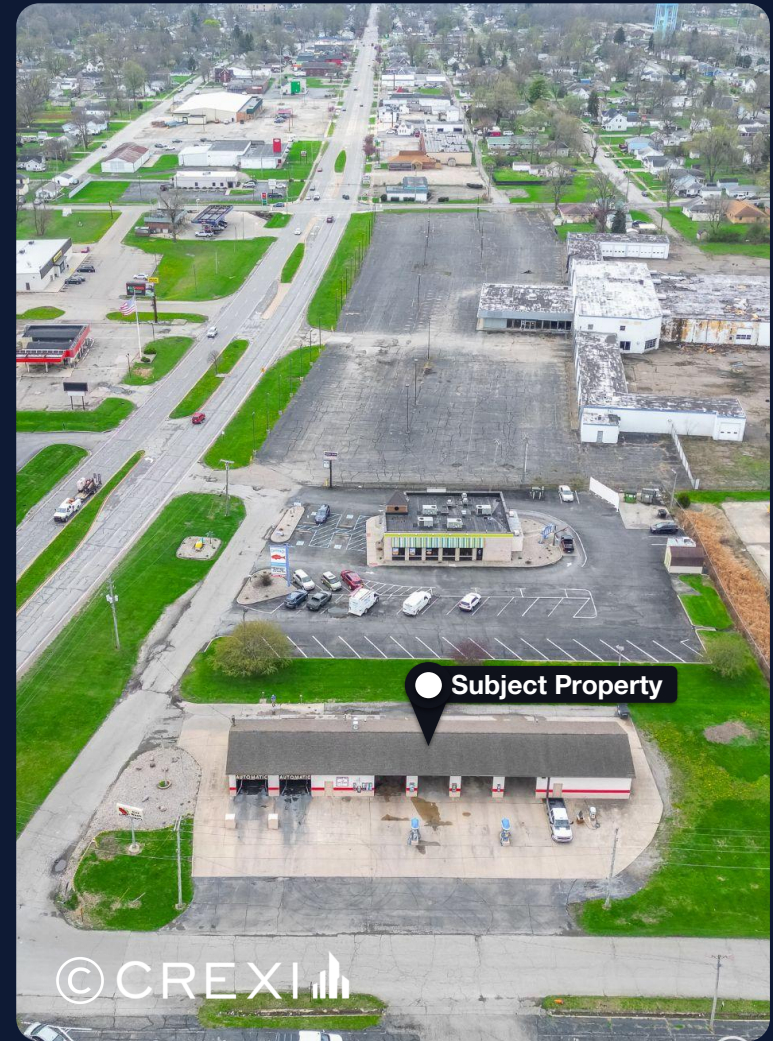
Zoning

1988

Year Built



PROPERTY PHOTOS



Owner/User
Car Wash

2709 Broadway St, Anderson, IN 46012



ANDERSON, IN



Market Demographics

59,642
Total Population (5-Mi)

\$46,000
Median HH Income

24,000
Employed Population

55%
Homeownership Rate

Local Market Overview

Anderson, Indiana is a mid-sized Midwest community positioned within the Indianapolis metropolitan statistical area, benefiting from steady regional population dynamics and access to one of the state's most influential economic hubs. The area offers a cost-effective living environment supported by a diverse housing stock and stable household formation. Median household incomes in Anderson remain accessible relative to national benchmarks, supporting workforce housing demand while attracting residents seeking affordability within commuting distance of Indianapolis.

The local economy continues to evolve from its historical manufacturing base toward a more diversified structure including healthcare, logistics, education, and light industrial sectors. Anderson's connectivity via Interstate 69 enhances regional mobility and positions the city as a practical location for distribution and commuter accessibility. Ongoing reinvestment in infrastructure and community development initiatives has supported neighborhood stabilization and incremental property value growth. These dynamics, combined with relatively low barriers to entry for homeownership, create a stable environment for residential occupancy and long-term investment performance.

Property Demographics

| Population | 1-Mile | 3-Mile | 5-Mile |
|-------------------------------|----------|----------|----------|
| Five-Year Projection | 3,564 | 26,556 | 60,956 |
| Current Year Estimate | 3,533 | 25,818 | 59,642 |
| 2020 Census | 3,500 | 24,986 | 58,341 |
| Growth Current Year-Five-Year | 0.89% | 2.86% | 2.20% |
| Growth 2020-Current Year | 0.92% | 3.33% | 2.23% |
| Households | 1-Mile | 3-Mile | 5-Mile |
| Five-Year Projection | 1,542 | 11,019 | 25,895 |
| Current Year Estimate | 1,518 | 10,633 | 25,207 |
| 2020 Census | 1,504 | 9,968 | 24,217 |
| Growth Current Year-Five-Year | 1.60% | 3.64% | 2.73% |
| Growth 2020-Current Year | 0.92% | 6.67% | 4.09% |
| Income | 1-Mile | 3-Mile | 5-Mile |
| Average Household Income | \$70,398 | \$71,463 | \$72,244 |

Auction Process

| | |
|--------------|---------------|
| Starting Bid | \$100,000 |
| Bid Date | May 4th, 2026 |
| Bid Deadline | May 6th, 2026 |



Bidding will run for a duration of 48-hours and we suggest bidders check in regularly to the Crexi listing page for continued updates. As all auction sales are non-contingent, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the Property.

Getting Started

- Create your Crexi account by simply going to crexi.com and clicking the “sign up” button on the top right corner of the site.
- Have additional questions? Contact the listing broker, our auction expert or Crexi representative. Contact information for them is provided on the bottom left side of the property page.
- Go to the property page to download the OM and any due diligence documents found in the vault. You will need to Agree to the terms of the Confidentiality Agreement.

Registration & Auction Participation

- Registering to Bid: On the property page, click the “Register to Bid”. Complete the registration steps, including uploading your Proof of Funds which are required to become fully approved to bid. A Crexi representative will be in contact with you during your registration to assist you through this requirement.
- Participation Deposit: Each bidder must place a refundable deposit on their account in order to place bids during the 48-hour auction period. Each bidder will complete this process electronically during the registration process. Please refer to the listing page for exact amount, as it varies for each asset. Please note, if you are not deemed the winning bidder, the Participation Deposit will be refunded to you immediately. Approved to Bid: You will have access to bid directly on the property page using the “Bid Now” button, as soon as the 48-hour auction event window opens. During the auction, monitor the activity of the bidding closely, and place your bids accordingly.

Closing & Next Steps

- Once you are deemed the winning bidder, you will be contacted by a Crexi representative immediately.
- The purchase documents will be sent to you electronically and for execution within 2 hours per the Auction Terms & Conditions.
- Earnest Money Deposit must be received within 24 hours following the close of the Auction or as outlined in the purchase documents.
- The Crexi Closing Portal will be shared with all closing parties and a Crexi representative will assist you throughout the closing process. Bidding will run for a duration of 48-hours and we suggest bidders check in regularly to the Crexi listing page for continued updates. As all auction sales are non-contingent, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the Property.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2709 Broadway St, Anderson, IN, 46012** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.