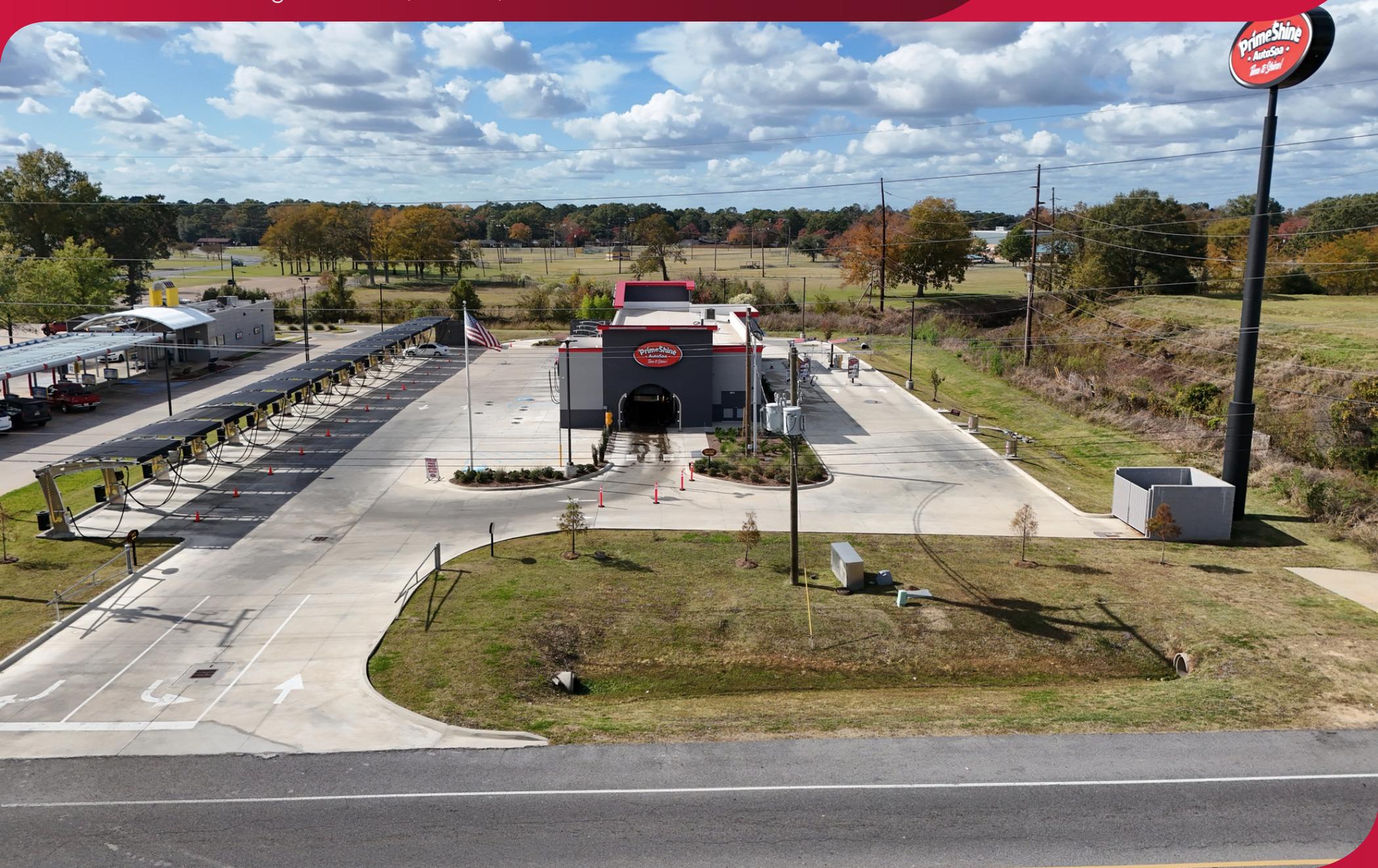


OWNER / USER CAR WASH FOR SALE

PRIME SHINE CAR WASH

1502 Martin Luther King Junior Drive, Monroe, LA 71202

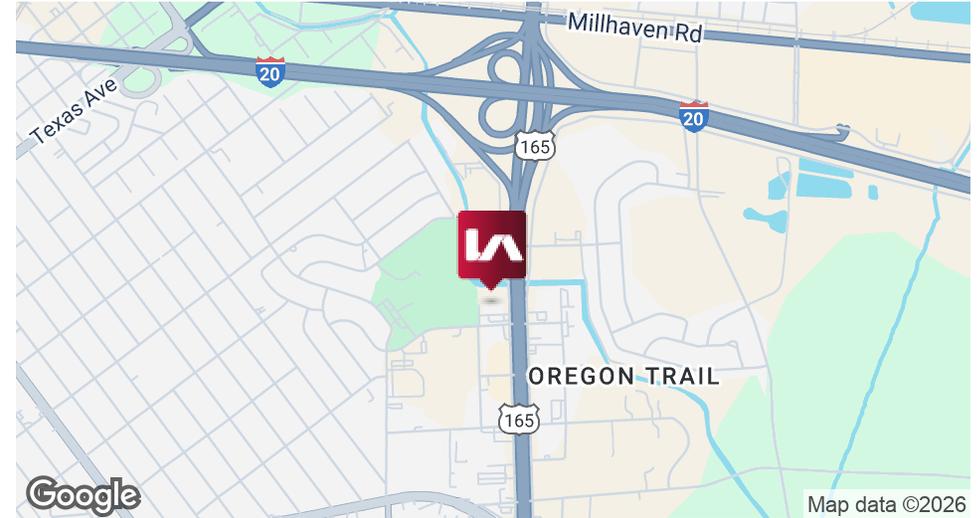
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OWNER / USER CAR WASH FOR SALE

PRIME SHINE CAR WASH

1502 Martin Luther King Junior Drive, Monroe, LA 71202



OFFERING SUMMARY

Sale Price:	\$4,390,000
Building Size:	±4,118 SF
Lot Size:	±1.66 Acres
Year Built:	2025
# Of Vacuums:	15
Tunnel Length:	±135 Feet
Equipment Package:	NCS & AWS
Zoning:	B-3 (General Commercial)

INVESTMENT OVERVIEW

Prime Shine Wash is a modern express tunnel car wash located in Monroe, Louisiana, offering fast, convenient, and environmentally conscious vehicle cleaning services. The facility features advanced wash equipment, free self-service vacuum stations, and a popular unlimited wash membership program. Positioned along a high-traffic corridor, Prime Shine serves a commuter base of residents in Ouachita Parish.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,865	14,465	28,716
Total Population	4,994	38,820	73,522
Average HH Income	\$38,485	\$40,833	\$56,737

CONTACT

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INVESTMENT HIGHLIGHTS & SUMMARY

PRIME SHINE CAR WASH

1502 Martin Luther King Junior Drive, Monroe, LA 71202



HIGHLIGHTS:

- **OWNER/USER OPPORTUNITY:** Opportunity to acquire the newly constructed wash with new equipment, growing business and underlying real estate.
- **STRONG EXPOSURE:** Located just off of Interstate 20 on a major thoroughfare with traffic counts in excess of 29,000 vehicles per day.
- **NEW CONSTRUCTION:** This location opened for business on February 1, 2025. Everything including the equipment, roof and structure, pay stations, etc. is brand new and turnkey.
- **IDEAL LOT SIZE/LAYOUT:** The property is positioned on 1.66 acres of land and has an ideal layout which allows for a high-volume site and future growth.
- **LOCATED NEAR STRONG RETAILERS:** Notable nearby retailers include Sonic Drive In, Taco Bell, McDonald's, Wendy's, Super 8 by Wyndham, Studio 6, Quality Inn, Comfort Suites and more.
- **LOW COMPETITION:** This site has little express wash competition in its direct market allowing for additional upside from new owner.
- **QUALIFIES FOR BONUS DEPRECIATION:** Car washes qualify for bonus depreciation which can allow for much higher returns on investments and significant tax savings. *Please consult a CPA for further details.

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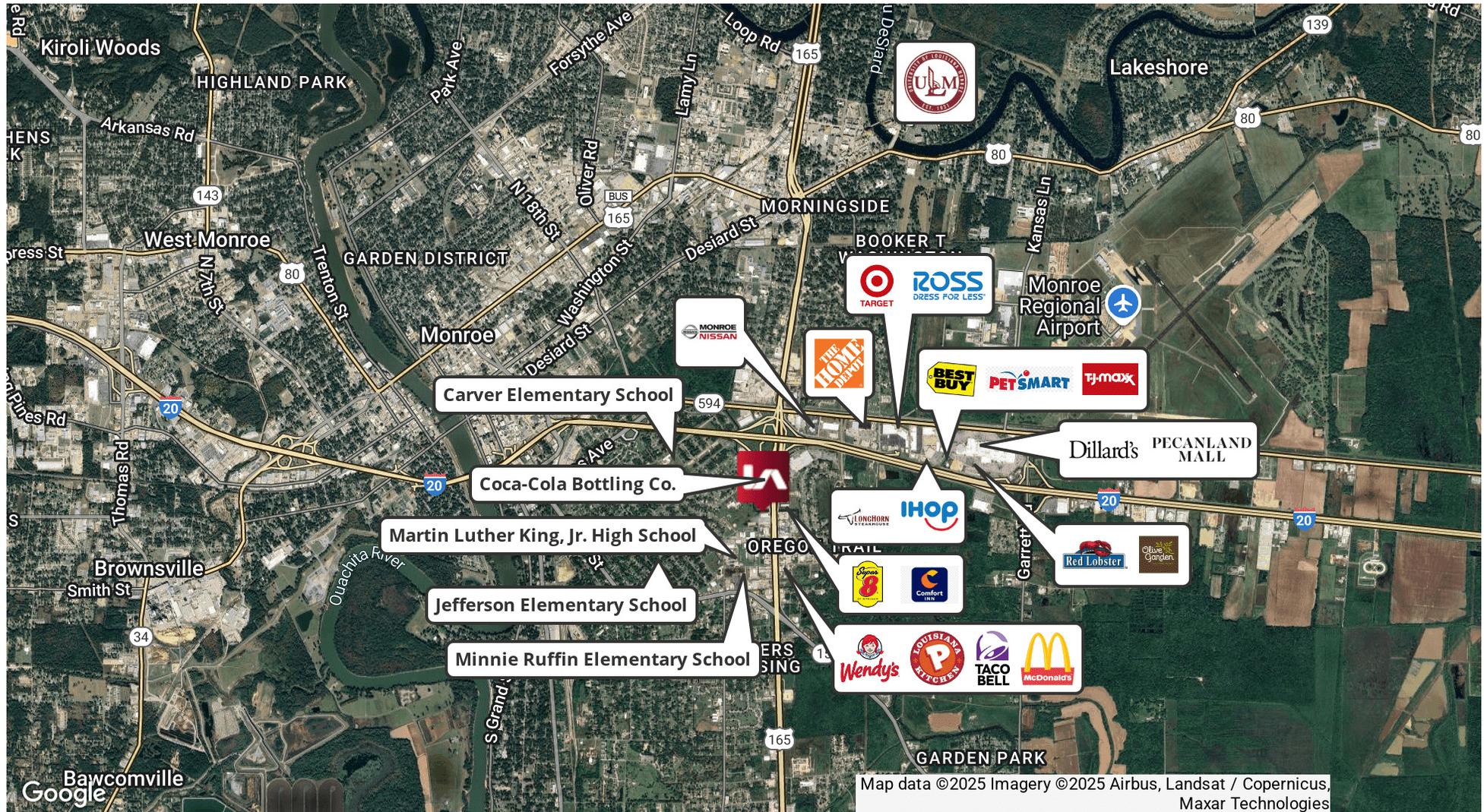
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AREA RETAIL & SURROUNDING BUSINESS PRIME SHINE CAR WASH

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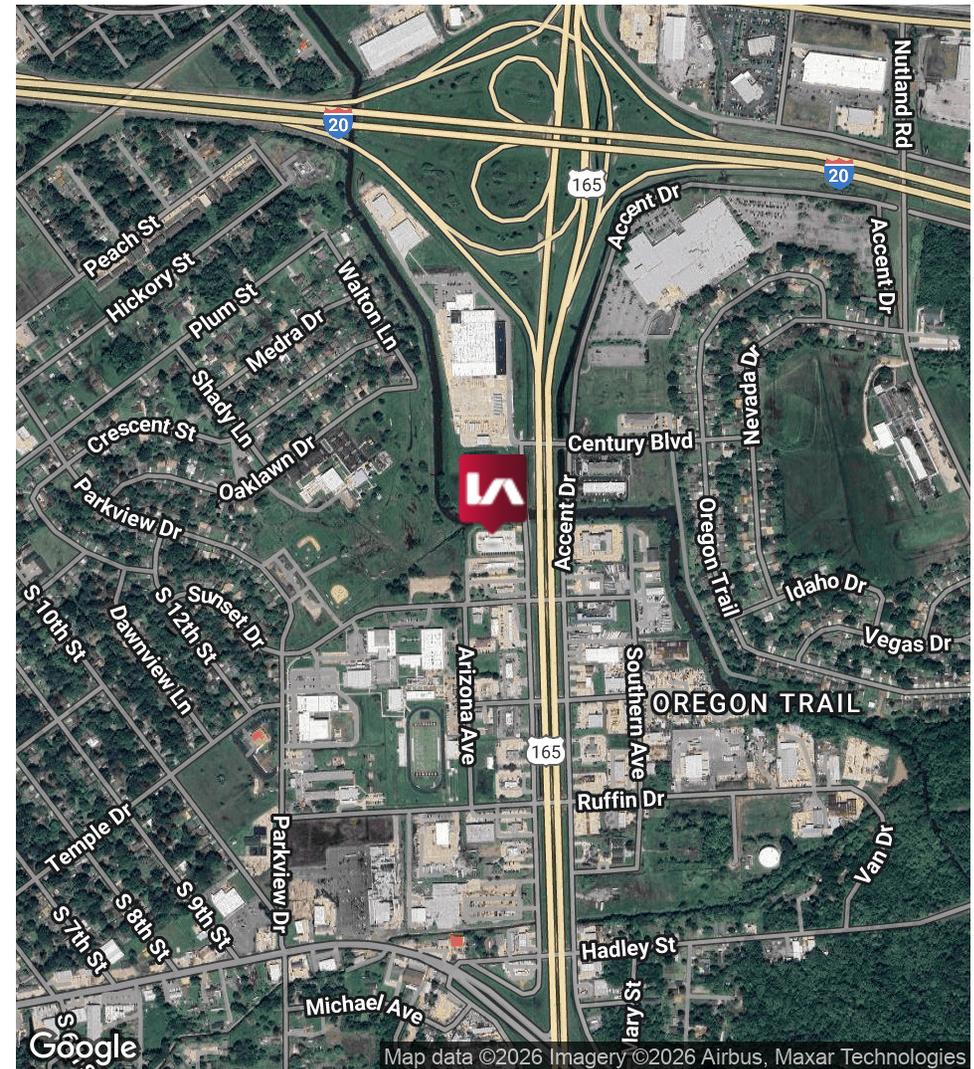
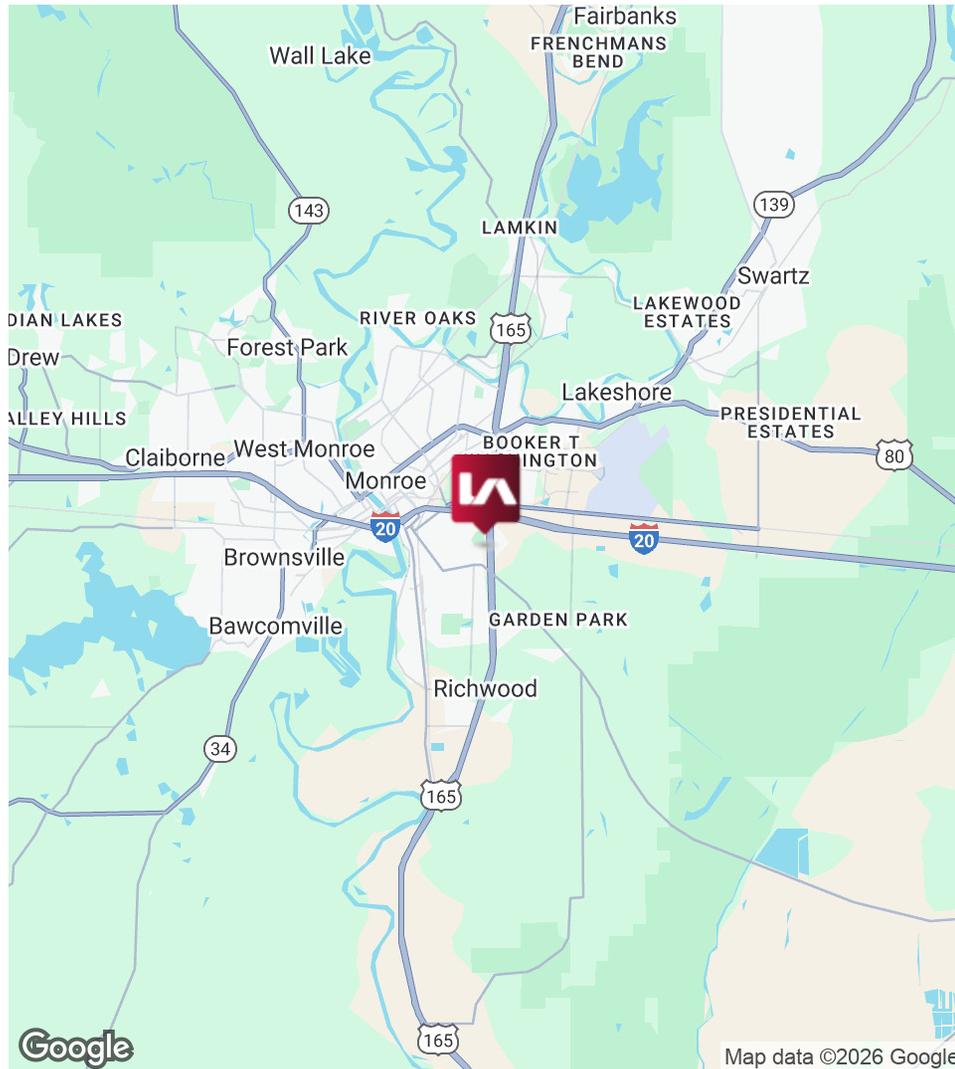
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PROPERTY LOCATION PRIME SHINE CAR WASH

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REGIONAL ECONOMIC DRIVERS

PRIME SHINE CAR WASH

1502 Martin Luther King Junior Drive, Monroe, LA 71202



UNIVERSITY OF LOUISIANA MONROE

The University of Louisiana at Monroe (ULM) is a public university in Monroe, Louisiana, enrolling about 8,272 students (with roughly 6,550 undergraduates and 1,722 graduate students as of 2023–24) and serving as an educational hub in northeast Louisiana. ULM contributes significantly to the local economy, generating approximately \$617.6 million in added income annually for the region and supporting around 10,464 jobs, which means roughly one in every 18 jobs in northeast Louisiana is tied to the university or its students. Beyond its economic footprint, ULM educates a skilled workforce, supports local businesses through student and visitor spending, and enhances community life through cultural programs, research, and outreach, making it a central economic and social contributor to the City of Monroe and the surrounding region.

RICHLAND PARISH META DATA CENTER

Meta's massive data center in Richland Parish, Louisiana, about 30 miles east of Monroe, is one of the largest private technology investments in state history and is expected to have a transformative economic impact on the region. Announced as a \$10 billion artificial intelligence data center project, the facility will span roughly 4 million sq ft and create significant economic activity during both construction and operation. At peak construction, around 5,000 skilled workers are projected to be on site, and once operational the data center is expected to support 500+ direct jobs with competitive salaries and more than 1,000 indirect jobs throughout the broader Northeast Louisiana region, including Monroe's economy. The project has already boosted local tax revenues and sales activity in Richland Parish as construction begins, with increases in sales and use tax collections tied to building materials and related spending. Beyond job creation and tax gains, the investment has attracted large-scale energy infrastructure upgrades, such as new power generation facilities being built to support the center, which further stimulates the local economy and positions Monroe's surrounding area as an emerging technology and innovation hub in rural Louisiana.



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AREA DEMOGRAPHICS

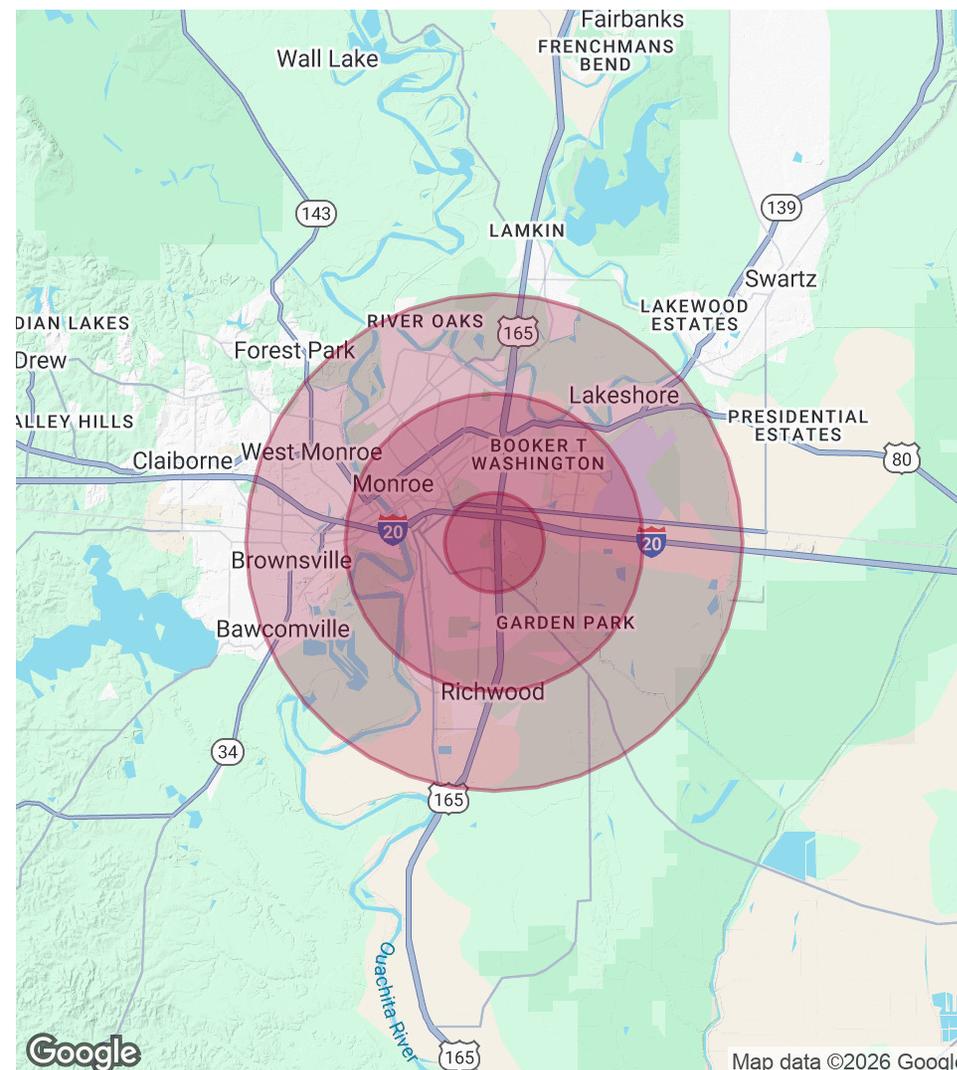
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,994	38,820	73,522
Average Age	38	37	38
Average Age (Male)	35	35	36
Average Age (Female)	40	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,865	14,465	28,716
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$38,485	\$40,833	\$56,737
Average House Value	\$172,471	\$142,772	\$187,058

Demographics data derived from AlphaMap



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