

**SELLER FINANCING AVAILABLE  
READY FOR YEAR-END CLOSING**



**NNN TIDAL WAVE AUTO SPA FOR SALE**

**2790 North Rd, Orangeburg, SC 29118**

2790 North Rd | Orangeburg, SC 29118

# Property Specifications

<i>Property Address</i>	2790 North Rd, Orangeburg, SC 29118
<i>Asking Price</i>	\$5,995,015
<i>Net Operating Income</i>	\$382,034
<i>Cap Rate</i>	6.50 Cap Rate
<i>Tenant</i>	Tidal Wave Car Wash
<i>Lease Type</i>	Absolute NNN
<i>Lease Signature</i>	Corporate
<i>Acreage</i>	2.15 AC
<i>Year Built</i>	2023
<i>Term Remaining</i>	17 Years
<i>Options</i>	Five, 5-Year Options
<i>Landlord Responsibilities</i>	None



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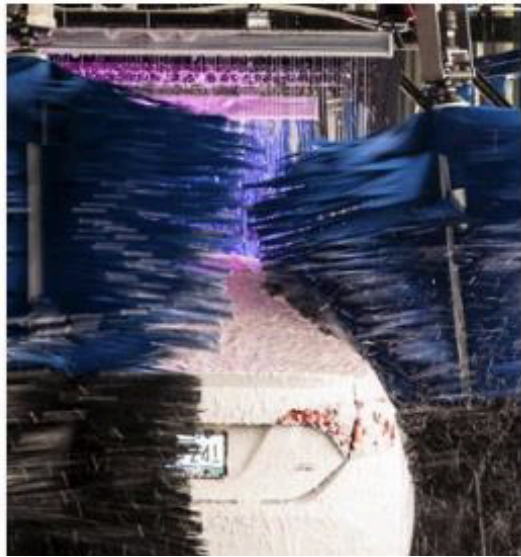
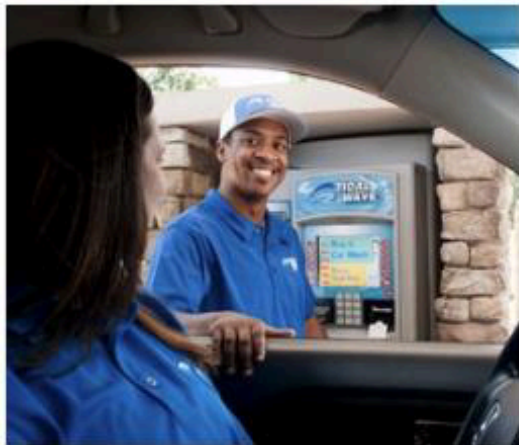
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# ABOUT THE TENANT

Tidal Wave Auto Spa, established in 1999 by Scott and Hope Blackstock in Thomaston, Georgia, is a leading name in the conveyor car wash industry. The company is dedicated to delivering state - of - the - art car care technology, exceptional customer service, and attractive locations that become integral parts of their communities. In 2020, Tidal Wave teamed up with Golden Gate Capital to support its nationwide expansion. Currently, Tidal Wave operates 115 locations across 17 states. Recognized as one of the top 10 conveyor car washes, the company was featured on the 2020 Inc. 5000 list of America’s Fastest Growing Companies. Tidal Wave also places a strong emphasis on environmental stewardship and has donated over \$1 million since its inception to organizations supporting children and individuals with special needs.



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# DEMOGRAPHICS

Category	5 Miles
2023 Population	34,688
2028 Future Est. Population	34,109
2023 Households	13,391
2028 Future Est. Households	13,131
Median Home Value	\$106,027
Average Household Income	\$49,560
Median Household Income	\$30,467



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Lease Summary

Lease Type	Absolute NNN Lease
Credit Type	Corporate
Tenant	Tidal Wave Auto Spa
Lease Term Remaining	17 Years
Lease Commencement	December 30 <sup>th</sup> 2022
Rent Increases	2% Per Annum
Renewal Options	Five, 5-Year Options
Taxes, Utilities, & Insurance	Tenants Responsibility
Right of First Refusal	None

Property Description

Concept	Tidal Wave Auto Spa
Street Address	2790 North Road
City, State	Orangeburg, SC
Year Built	2023
Estimated Building Size (SF)	3,700
Estimated Lot Size (Acres)	2.15
Estimated Tunnel Length (Feet)	120
Type of Ownership	Fee Simple
APN	0151-10-01-009.000

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## Rent Schedule

<i>Lease Year</i>	<i>Annual Rent</i>	<i>Cap Rate</i>
Year 3	\$389,676	6.50%
Year 4	\$397,469	6.63%
Year 5	\$405,418	6.76%
Year 6	\$413,527	6.90%
Year 7	\$421,797	7.04%
Year 8	\$430,233	7.18%
Year 9	\$438,838	7.32%
Year 10	\$447,615	7.47%
Year 11	\$456,567	7.62%
Year 12	\$465,698	7.77%
Year 13	\$475,012	7.92%
Year 14	\$484,513	8.08%
Year 15	\$494,203	8.24%
Year 16	\$504,087	8.41%
Year 17	\$514,169	8.58%
Year 18	\$524,452	8.75%
Year 19	\$534,941	8.92%
Year 20	\$545,640	9.10%

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# AERIAL LAYOUT



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BUSINESS IMAGES



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