

NORTHWEST OHIO CAR WASH PORTFOLIO

Car Wash
Investment Opportunity
Offering Memorandum



Fremont, OH



Gibsonburg, OH



Perrysburg, OH



Woodville, OH

EXCLUSIVELY LISTED BY



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MATTHEWS™



Woodville, OH

EXECUTIVE SUMMARY

List Price:

\$2,400,000

Location Info:

4 Units in NW Ohio

Offering Info:

Business & Real Estate

The Opportunity

Matthews™ is pleased to present a portfolio of four car wash properties located throughout the Northwest Ohio market, spanning from the outskirts of Toledo through Fremont and into Woodville and Gibsonburg. The offering includes the sale of both the operating businesses and the underlying real estate, providing investors with immediate cash flow and long-term ownership.

The portfolio features a mix of touchless self-service bays and automatic bays, serving a broad customer base. Select locations offer membership programs, enhancing revenue stability, while one property is attached to a strip center, providing additional income, flexibility, and creative repositioning potential.

Significant capital improvements, including new equipment installed within the past two years, have positioned the properties in strong operational condition with minimal day-one capital requirements. The locations are conveniently clustered, allowing all four properties to be visited in a single afternoon, supporting efficient oversight.

Offered exclusively as a bundled portfolio, this is a compelling opportunity to acquire scale within a resilient, service-based asset class with durable demand and long-term upside.



INVESTMENT HIGHLIGHTS

Offering Investment Highlights

- Owners are currently **adding significant improvements** to allow the assets to be less management intensive and able to be owned and operated from a distance. Ask for more details
- **Four-Property Car Wash Portfolio** across Northwest Ohio, spanning Toledo, Fremont, Woodville, and Gibsonburg
- **Business & Real Estate Included**, providing immediate cash flow and long-term ownership
- **Offered individually or as package**, buyer can take down only one or all four locations.
- **Diverse Wash Formats**, including touchless self-service bays and automatic bays to serve broad customer demand
- **Membership Programs in Place at select locations**, supporting recurring revenue and customer retention
- **Additional Income & Flexibility** from one location attached to a strip center with creative repositioning potential
- **Upside Potential** through operational efficiencies, marketing optimization, and membership expansion
- **Cost Segregation Potential** to accelerate depreciation by reallocating purchase price into shorter-life assets
- **Equipment Depreciation** on automatic and touchless systems, pumps, vacuums, kiosks, and reclaim systems (typically 5–7 year lives)
- **Bonus Depreciation & Section 179 Eligibility** for qualifying equipment and improvements, subject to current tax rules
- **Qualified Improvement Property (QIP)** for eligible non-residential interior improvements



Woodville, OH



Toledo

Harbor View



The University of Toledo

±13,500 Students
±40.2 Miles Away



Owens Community College

±4,500 Students
±29.1 Miles Away



Erie-Ottawa International Airport

28310 Oregon Rd
Perrysburg, OH 43551

±75,500 VPD

123 Dick St
Woodville, OH

51



±26,000 VPD

Lakeside

Port Clinton

Popular Vacation Destination



Bowling Green State University

±20,000 Students
±26.4 Miles Away

±19,000 VPD
±44,250 VPD

600 N Main St
Gibsonburg, OH



Bowling Green

2290 Hayes Ave
Fremont, OH 43420

23

Fremont



Logistics Service



Fremont Airport

Bellevue

±46,000 VPD



Terra State Community College

±2,400 Students
±1.4 Miles Away

Bettsville

BAUMANN AUTO GROUP



Bellevue



Manufacturer



Distribution Center



Tiffin University

±4,500 Students
±17.3 Miles Away



Aggregate Supplier

Fostoria

±19,970 VPD

224

224

Google Earth

224

Fremont Location

2290 Hayes Ave, Fremont, OH 43420

Wash Name	Freddy's
Address	2290 Hayes Ave, Fremont, OH 43420
Type of Sale	Business + Real Estate
Wash Type	3 Auto Bay & 10 Self Service
Subscriptions	520 Members
Lot Size	±2.37 AC
# Of Bays	13
# Of Vacs	10
APN	13-33-42-0030-00
Year Built	1981
VPD	±2,600 (Hayes Ave)
Auto Wash	Oasis X1 Touchless (2) & Oasis I5 Soft Touch

- *Inquire about Memberships at this location
- Automatics installed 7/2023, 9/2024, & 8/2025



Perrysburg Location

28310 Oregon Rd, Perrysburg, OH 43551

Wash Name 28310 Oregon Rd, Perrysburg, OH 43551

Address 28310 Oregon Rd, Perrysburg, OH 43551

Type of Sale Business & Real Estate

Wash Type 2 Auto Bays & 2 Self Service

Lot Size ±0.93 AC

Of Bays 4

Of Vacs 2

APN P57-400-0100-00-035.500

Year Built 2002

VPD ±22,900 (Avenue Rd)

Auto Wash 1 NuStar Soft Touch, 1 NuStar Touchless

- *Additional Income Through 3 Retail Spaces on property
- Both Automatics installed in Feb 2021



Woodville Location

123 Dick St, Woodville, OH 43469

Wash Name	All Washed Up
Address	123 Dick St, Woodville, OH 43469
Type of Sale	Business & Real Estate
Wash Type	1 Auto Wash & 2 Self Service
Lot Size	±0.26 AC
# Of Bays	3
# Of Vacs	2
APN	30-28-01-0023-00
Year Built	1990
VPD	±11,600 (W Main St)
Auto Wash	Oasis X1 Touchless

- Automatics installed Oct 2024



Gibsonburg Location

600 N Main St, Gibsonburg, OH 43431

Wash Name 600 N Main St, Gibsonburg, OH 43431

Address 600 N Main St, Gibsonburg, OH 43431

Type of Sale Business & Real Estate

Wash Type 1 Auto Wash & 3 Self Service

Lot Size ±0.71 AC

Of Bays 4

Of Vacs 5

APN 27-60-00-0020-01

Year Built 2000

VPD ±1,760 (N Main St)

Auto Wash NuStar Touchless



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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 2290 Hayes Ave, Fremont, OH, 43420 ("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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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

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