FULL SERVICE CAR WASH

Owner/User Opportunity

3040 E 7th St, Joplin, MO 64801

Offering Memorandum

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EXCLUSIVELY LISTED BY

Point of Contact

-Ayman Sultan
Senior Associate
(623) 887-9651
ayman.Sultan@matthews.com
License No. SA695342000 (AZ)

Cayson Fincher
Associate Vice President
(602) 975-0802
cayson.Fincher@matthews.com
License No. SA691716000 (AZ)

Simon Assaf
SVP & Director
(949) 873-0275
simon.Assaf@matthews.com
License No. BR663663000 (AZ)

Kyle Matthews
Broker of Record
Broker Lic. No. 2017010164 (MO)
Firm Lic No. 2022018843 (MO)

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PROPERTY OVERVIEW

Full Service Car Wash
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INVESTMENT HIGHLIGHTS

Property Highlights

- **Owner/User Opportunity –** Rare opportunity to acquire the building, operating business, and underlying real estate, allowing for full control of operations and long-term strategy.
- **Conversion Opportunity –** Currently a full-service car wash, the property presents a compelling opportunity to convert to an express exterior model. Existing improvements and established use support a streamlined, cost-effective transition.
- **Strong Retail Synergy –** Positioned within a dominant retail corridor featuring national tenants such as Target, Chipotle, Ross, Big Lots, Kohl's, Schlotzsky's, PetSmart, Ashley, and Harbor Freight, driving steady consumer traffic to the area.
- **Excellent Visibility & Traffic Counts –** Prominent frontage along 7th Street with traffic counts exceeding ±19,290 VPD, offering strong exposure within a high-demand retail trade area.
- **Attractive Basis –** Offered at a competitive price point, allowing investors flexibility to deploy capital for renovations and repositioning while maintaining a favorable cost basis.
- **Flexible Zoning & Site Layout –** Located on a ±1.05-acre parcel with C-3 zoning and convenient access, supporting a wide range of high-volume retail or service-oriented uses.
- **Tax Advantages –** Car wash assets may qualify for 100% bonus depreciation and accelerated depreciation, potentially enhancing after-tax returns (buyer to verify with CPA).


N
Northpark Mall
Dunham's Sports
JCPenney
TJ·maxx
Bath & Body Works
ULTA Beauty
Roper Honda
"Committed To Excellence"
North Point
ROSS DRESS FOR LESS
ASHLEY
DOLLAR TREE
O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE
PETSMART
five BELOW
Aaron's
NATURAL GROCERS
SUBWAY
FLETCHER FORD
BEST BUY
Missouri Southern State University
±40,600 Students
Firestone
STARBUCKS
KOHL'S
JIMMY JOHN'S
Michaels
KIRKLAND'S
Burlington
Buckle
S Rangeline Rd ± 30,680 VPD
Schlotzsky's
TARGET
Top 28% of National Locations
Source: AlphaMap
CHIPOTLE MEXICAN GRILL
E 7th St ± 19,290 VPD
Subject Property
Potential Project in the Future
Apartment/Multifamily-Type Zoning/Use

PROPERTY PHOTOS

PROPERTY DETAILS

Full Service Car Wash
3040 E 7th St, Joplin, MO 64801

PROPERTY DETAILS

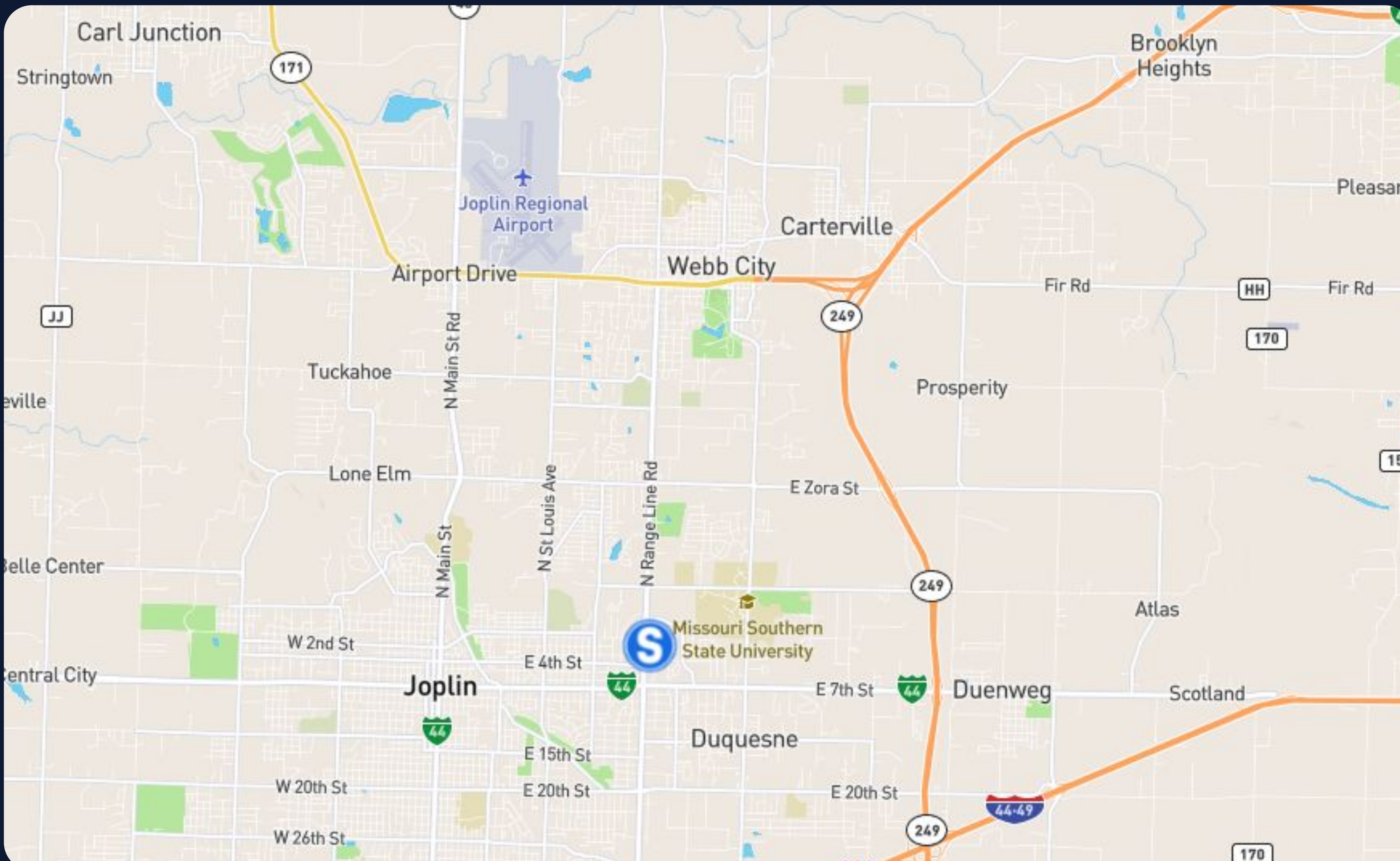
$1,200,000	**C-3**	**± 7,075 SF**	**±1.05 AC**
Price	Zoning	Building Size	Lot Size

Property Details

Car Wash Type	Full Service
Tunnel Length	125 feet
Pay Lanes	2
Vacuums	16
Detail Bays	2
Membership Program	Yes
Lot Size	1.05 AC
Traffic Count	± 20,000
Zoning	C-3
Building Size	± 7,075 SF
Year Built	2005
APN	2024-12-10-3.0-7-20-5-3.0

MARKET OVERVIEW

Full Service Car Wash
3040 E 7th St, Joplin, MO 64801



JOPLIN, MO

Market Demographics

54,000
Total Population

24,600
Employed Population

22,710
Of Households

$168,300
Medium Property Value

Local Market Overview

Joplin, Missouri is a stable and affordable regional market that serves as a commercial and employment hub for the surrounding Four-State area. Its economy is anchored by healthcare, retail, and manufacturing, which supports consistent housing demand without the volatility seen in larger metro areas. The housing market remains accessible and relatively competitive, with limited inventory keeping conditions slightly in favor of sellers. At the same time, strengthening rental demand has made the area increasingly attractive to investors seeking reliable cash flow.

Retail plays a central role in Joplin's local economy, as the city functions as a primary shopping destination for a broad rural trade area spanning multiple states. The presence of national retailers, big-box centers, and regional shopping corridors draws consistent consumer traffic from outside the immediate population base, reinforcing Joplin's position as a retail hub. Corridor development along major thoroughfares supports both national chains and local businesses, while service-oriented retail—such as dining, healthcare-adjacent services, and convenience retail—continues to see steady demand.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,238	45,905	78,129
Current Year Estimate	6,958	44,988	75,812
2020 Census	7,000	43,161	73,066
Growth Current Year-Five-Year	4.02%	2.04%	3.06%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	3,512	20,039	33,629
Current Year Estimate	3,341	19,422	32,270
2020 Census	3,244	18,394	30,418
Growth Current Year-Five-Year	5.11%	3.18%	4.21%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$66,412	$71,053	$78,421

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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 **3040 E 7th St, Joplin, MO, 64801** ("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:

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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.

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