

Farmington Car Wash

F157 Wilton Rd, Farmington, ME 04938

Owner-User
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



Cole Solis
Associate
(480) 896-2149
cole.solis@matthews.com
License No. SA718550000 (AZ)

Point of Contact



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

IN-STATE BROKER
Brian Brockman
License #: DB921170 (ME)
Bang Realty-New England Inc.
bor@bangrealty.com
513-898-1551





Table of Contents

04

Property Overview

09

Financial Overview

12

Market Overview

Property Overview

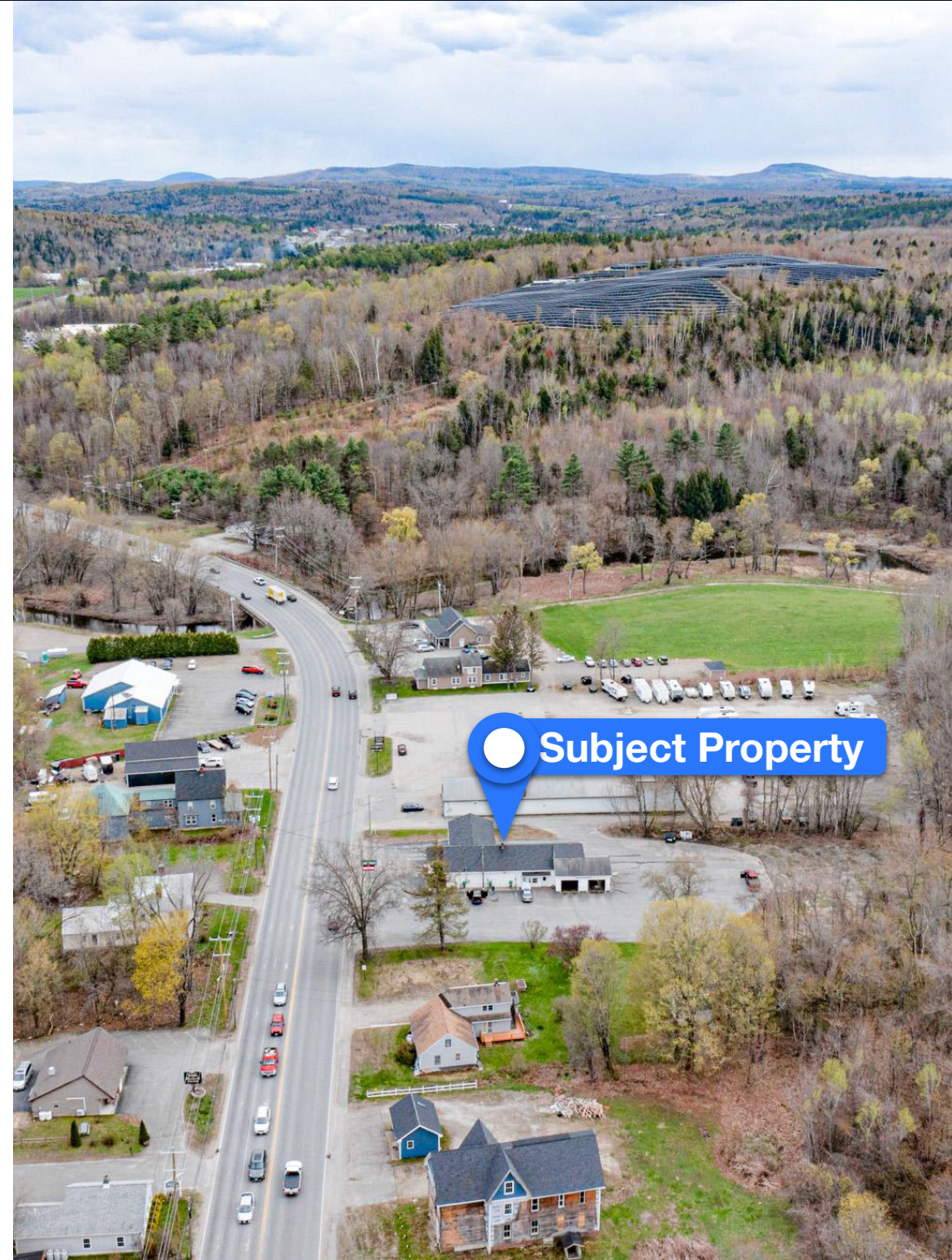
Farmington Car Wash
157 Wilton Rd, Farmington, ME 04938



Investment Highlights

Property Highlights

- **Value-Add Opportunity With Established Cash Flow:** The property benefits from established in-place cash flow while still offering significant upside potential through equipment modernization, expanded site operations, additional vacuum stations, improved branding, enhanced curb appeal, operational improvements, and the implementation of a membership program.
- **Owner / User Opportunity:** Opportunity to acquire the business, building, and underlying real estate, allowing an owner-user or operator to directly control operations and future growth initiatives.
- **Prime Location With Strong Traffic Counts:** Strategically positioned along Wilton Road, one of Farmington's primary commercial corridors, the property benefits from strong visibility and convenient access.
- **Large Site With Existing Infrastructure:** Situated on approximately 2.12 acres, the property features an existing ± 80 -foot express tunnel, four self-serve bays, and vacuum stations, providing a strong operational foundation for future improvements and expansion.
- **Located Near Strong Retail & Community Drivers:** The property is strategically positioned within close proximity to a strong mix of national retailers, local businesses, and community anchors that drive consistent daily traffic throughout the trade area. Nearby retailers and demand drivers within approximately one mile include McDonald's, Walgreens, Aroma Joe's, Hannaford, Subway, Dunkin', Tractor Supply Co., Renys, the United States Postal Service, and the University of Maine at Farmington, among other local retailers, restaurants, and service-oriented businesses.
- **Limited Competition With Regional Draw:** The property serves the greater Farmington trade area and surrounding communities, benefiting from limited nearby competition and its location along a heavily traveled regional corridor.
- **Tax Advantaged Investment:** Car washes may qualify for bonus depreciation and accelerated depreciation benefits, potentially enhancing investor returns. Please consult with your CPA for additional details.



FOOD CITY **UNITED STATES POSTAL SERVICE**
DUNKIN' **TD Bank**
Bangor Savings Bank **FARMINGTON PUBLIC LIBRARY**
You matter more.

Prescott Field
Athletic Field



University of Maine at Farmington
±1,677 Students

W G Mallett School
±323 Students



UNITED STATES POSTAL SERVICE

TIRE WAREHOUSE
TIRES FOR LESS

Haggan Auto Detailing



Walgreens



Subject Property

Wilton Rd

Marvins
AUTO PAINT, DETAIL & MORE

Good Times
RV SALES & SERVICE
778-3482



Wilton Rd



2 Self Service Bays

4 Vacuums

2 Self Service Bays

Property Photos



Financial Overview

Farmington Car Wash
157 Wilton Rd, Farmington, ME 04938



Financial Summary

±17,000 VPD
Traffic Count

±2.12 AC
Lot Size

Property Details

Sale Type	Business & Real Estate
Car Wash Type	Express & Self Serve
Bays	4 Self Serve Bays
Tunnel	±80 ft
Vacuums	4
Lot Size	± 2.12 AC
Traffic Count	± 17,000
Hours of Operations	Monday-Sunday, 7:00AM-7:00PM
Membership Program	No

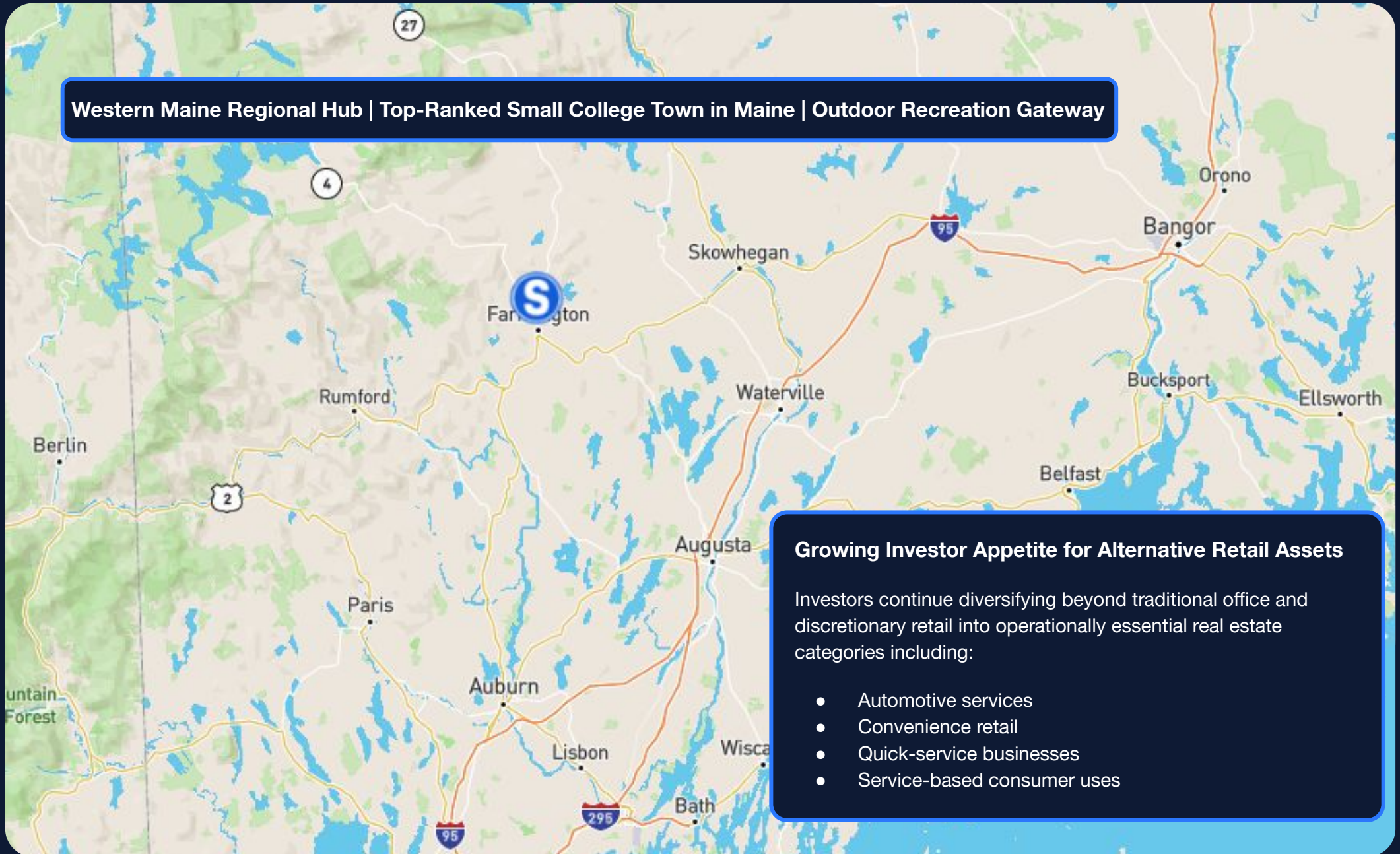


Market Overview

Farmington Car Wash

157 Wilton Rd, Farmington, ME 04938

Western Maine Regional Hub | Top-Ranked Small College Town in Maine | Outdoor Recreation Gateway



Growing Investor Appetite for Alternative Retail Assets

Investors continue diversifying beyond traditional office and discretionary retail into operationally essential real estate categories including:

- Automotive services
- Convenience retail
- Quick-service businesses
- Service-based consumer uses

Farmington, ME

Local Market Overview

Farmington is the commercial and institutional hub of Franklin County, serving a broad western Maine trade area anchored by education, healthcare, government, retail, and outdoor recreation. The town benefits from a stable resident base, a sizable daytime population, and consistent traffic generated by the University of Maine at Farmington, MaineHealth Franklin Hospital, regional schools, county services, and retail corridors. For an automotive service use, the market's rural catchment and commuter-oriented road network support recurring demand, especially among households that rely heavily on personal vehicles for daily travel.

The area combines small-market affordability with regional draw, positioning Farmington as a practical service destination for residents of nearby communities such as Wilton, Jay, New Sharon, Industry, and Strong. Retail demand is supported by Farmington's role at the crossroads of U.S. Route 2 and multiple state routes, while local tourism tied to western Maine lakes, mountains, skiing, snowmobiling, and seasonal outdoor recreation adds incremental traffic. The market's modest household income profile is balanced by low retail vacancy, limited new supply, and steady essential-service demand.

Market Demographics

31.8

Median Age

\$54,276

Median HH Income

86%

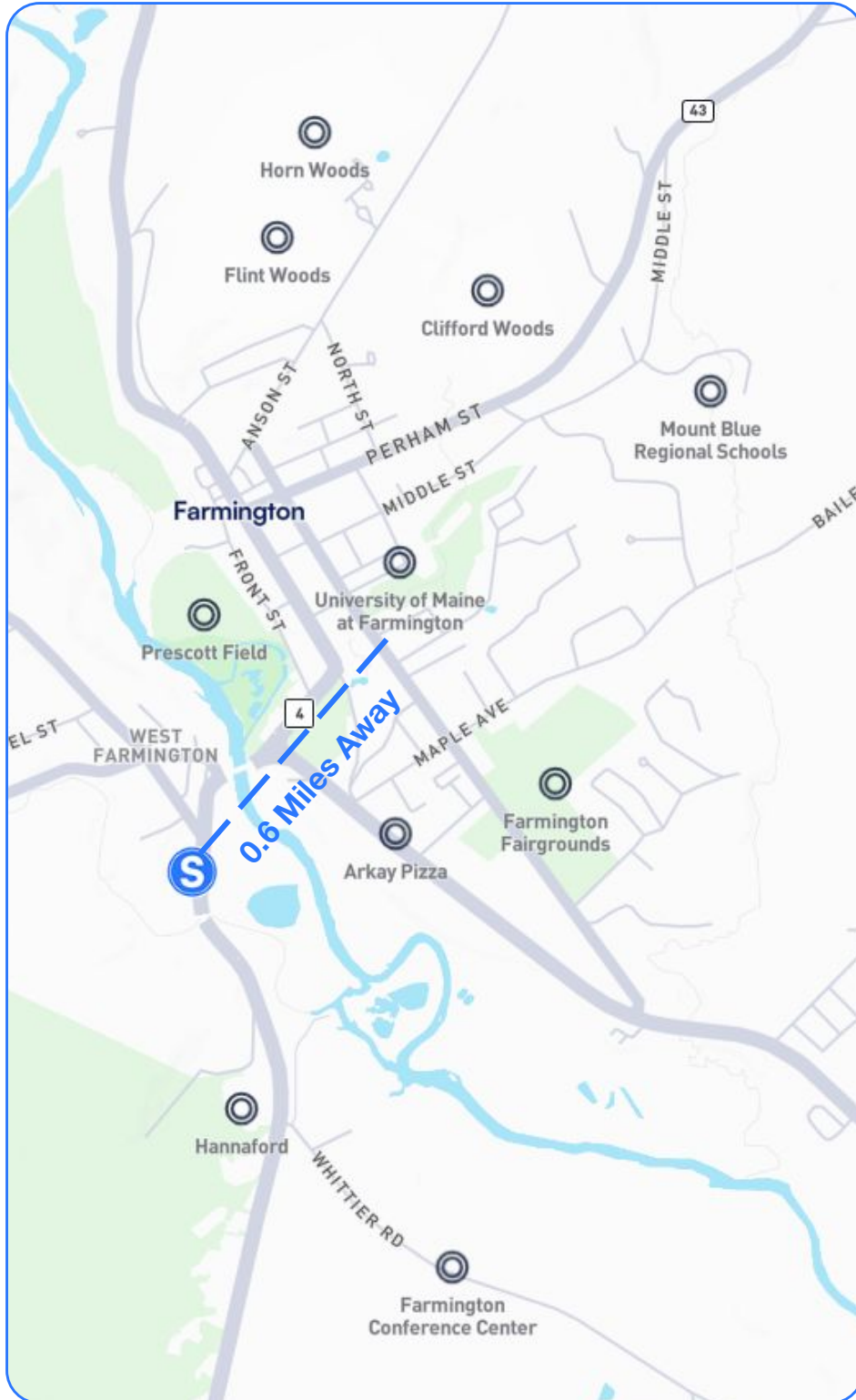
Employed Population

±1.3B

Regional GDP

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	6,079	8,631	17,768
Current Year Estimate	5,941	8,424	17,251
2020 Census	6,188	8,956	18,482
Growth Current Year-Five-Year	2.32%	2.46%	3.00%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	2,153	3,244	7,186
Current Year Estimate	2,098	3,161	6,993
2020 Census	2,449	3,656	7,767
Growth Current Year-Five-Year	2.62%	2.62%	2.76%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$86,346	\$86,548	\$88,352



UNIVERSITY of MAINE
FARMINGTON

2,000+
Enrollment

1864
Founded

**Maine's Public Liberal
Arts College**

University of Maine Farmington

The University of Maine at Farmington (UMF), founded in 1864, is recognized as Maine's premier public liberal arts college and serves as a major educational and cultural anchor for Western Maine. Consistently ranked among the top public colleges in the Northeast, UMF attracts students from across New England and supports a stable year-round population that drives local commerce, housing demand, and service-sector activity. The university is known for its strong academic programs, vibrant arts community, and emphasis on outdoor recreation, contributing to Farmington's reputation as one of Maine's most desirable small college towns.

MATTHEWS™

EXCLUSIVELY LISTED BY

Point of Contact



Cole Solis

Associate

(480) 896-2149

cole.solis@matthews.com

License No. SA718550000 (AZ)



Simon Assaf

Senior Vice President & Director

(949) 873-0275

simon.assaf@matthews.com

License No. BR663663000 (AZ)

Brian Brockman | Broker of Record | License #: DB921170 (ME)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **157 Wilton Rd, Farmington, ME, 04938** ("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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

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.

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.