

Berks County Portfolio

3 Property Portfolio | Pennsylvania

Retail
Investment Opportunity

Offering Memorandum

4 Hyneman Ln, Robesonia, PA 19551



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Exclusively Listed By

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Property Overview

Berks County Portfolio
3 Property Portfolio

130 W 2nd St, Bernville, PA 19506



Property Overview

130 W 2nd St, Bernville, PA 19506

\$1,100,000

List Price

±3,041 SF

GLA

2005

Year Built

±0.51 AC

Lot Size

- **Tunnel Equipment:** Mark VII touch free installed in 2022. Quarterly maintenance performed by either Hafer equipment or Turnkey.
- **Car Wash Type:** In Bay-Automatic (IB-A) | 4 Self-Bays & 1 Touch-Free Automatics.
- **Membership Growth Opportunity:** Bernville has established a strong foundation through its membership program over the past several years, currently totaling 118 active club members as of the end of 2025. This recurring revenue stream demonstrates the site's ability to generate stable and predictable cash flow while also presenting meaningful upside potential for continued membership growth. Outside of the larger express operators in the market, Bernville is one of the few IBA facilities in the area offering a well-developed membership program, creating a competitive advantage and strengthening long-term customer retention.
- **Recent Capital Improvements & Site Enhancements:** Bernville benefits from several recent upgrades that further enhance the quality and functionality of the property. The site features two high-performing dog wash stations that continue to see strong customer usage, along with brand-new vacuum systems and vending machines installed within the last six months. These recent capital improvements demonstrate ownership's continued investment in the asset and reinforce the site's ability to deliver a high-quality customer experience while providing operational upside for future ownership.
- **Industry Tailwinds:** The car wash sector continues to experience strong growth throughout the Mid-Atlantic region, driven by increasing consumer demand for convenience-oriented, professional wash formats. Despite additional competition entering the broader market, Bernville has maintained a stable operating position supported by its long-standing presence within the trade area. The property benefits from consistent customer demand, established brand recognition, and a proven operating history within a sector that continues to exhibit favorable long-term fundamentals.



130 W 2nd St, Bernville, PA 19506

61



± 18,572 VPD



Penn-Bernville Elementary School
±300 Students and Teachers

183 ± 15,753 VPD

222 ± 39,636 VPD

Conrad Weiser High School
±950 Students and Teachers

Conrad Weiser Middle School
±800 Students and Teachers

Wilson West Middle School
±780 Students and Teachers



Muhlenberg High School
±1,200 Students and Teachers



Green Valley Elementary
±780 Students and Teachers



Subject Property



Wilson High School
±2,300 Students and Teachers

422 ± 15,770 VPD

Google Earth

Property Overview

4 Hyneman Ln, Robesonia, PA 19551

\$1,600,000

List Price

±3,305 SF

GLA

1992

Year Built

±1.31 AC

Lot Size

- **Tunnel Equipment:** Mark V11 Choice wash installed in 2023. Quarterly maintenance performed by either Hafer Equipment or Turnkey.
- **Car Wash Type:** In-Bay-Automatic (IB-A) | 5 Self-Bays & 1 Touch-Free Automatics.
- **Membership Growth Opportunity** – Robesonia has built a strong foundation through its membership program over the past several years, currently totaling 155 active club members. This recurring revenue stream demonstrates the site's ability to generate stable, predictable cash flow while also highlighting significant upside potential for future growth. Outside of the larger express operators in the market, Robesonia is one of the only IBA facilities in the area offering a high-quality membership program, creating a competitive advantage and strong customer retention opportunity.
- **Prime Condition / Turnkey Operation** – Robesonia has undergone numerous recent upgrades and capital improvements, positioning the site in excellent operational conditions for years to come. Recent enhancements include new lighting throughout the property, upgraded vacuum systems and wiring, installation of solar panels to help reduce utility expenses, a brand-new well and well piping, and a completely new RO system. These improvements make the property especially attractive for an owner-operator seeking a turnkey asset that requires minimal immediate capital investment.
- **Industry Tailwinds** – The car wash sector continues to experience strong growth throughout the Mid-Atlantic region, driven by increasing consumer preference for convenience-oriented, professional wash formats. Despite continued expansion and additional competition entering the broader market, Robesonia has maintained a stable operating position backed by a long-standing presence within the trade area. The property benefits from consistent customer demand, established brand recognition, and a proven operating history within a still-growing industry.



4 Hyneman Ln, Robesonia, PA 19551

Penn-Bernville Elementary School
±300 Students and Teachers

Conrad Weiser High School
±950 Students and Teachers

Conrad Weiser Middle School
±800 Students and Teachers

Subject Property

Wilson West Middle School
±780 Students and Teachers

Green Valley Elementary
±780 Students and Teachers

Wilson High School
±2,300 Students and Teachers

Muhlenberg High School
±1,200 Students and Teachers

Robesonia Retail

Wernersville Retail

Berkshire Mall

183 ±15,753 VPD

222 ±39,636 VPD

61 ±18,572 VPD

422 ±15,770 VPD

Google Earth

Property Overview

30A Shillington Rd, Sinking Spring, PA 19608

\$518,842

List Price

±2,819 SF

GLA

1990

Year Built

±1.38 AC

Lot Size

- **Tunnel Equipment:** 2014 Mark VII touchless wash. Routine maintenance performed by Hafer Equipment.
- **Car Wash Type:** In Bay-Automatic (IB-A) | 5 Self-Bays & 1 Touch-Free Automatics.
- **Membership Growth Opportunity** – Robesonia has built a strong foundation through its membership program over the past several years, currently totaling 155 active club members. This recurring revenue stream demonstrates the site's ability to generate stable, predictable cash flow while also highlighting significant upside potential for future growth. Outside of the larger express operators in the market, Robesonia is one of the only IBA facilities in the area offering a high-quality membership program, creating a competitive advantage and strong customer retention opportunity.
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30A Shillington Rd, Sinking Spring, PA 19608

61



±18,572 VPD



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±300 Students and Teachers



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Wilson West Middle School
±780 Students and Teachers



Green Valley Elementary
±780 Students and Teachers

Subject Property



Wilson High School
±2,300 Students and Teachers

422 ±15,770 VPD

Google Earth

Tenant Summaries

Bernville Pet & Car Wash

Bernville Pet & Car Wash is a neighborhood-focused car wash operator serving residents of Bernville, Pennsylvania and the surrounding Berks County region. The property offers self-service and automated vehicle washing facilities along with pet wash amenities, providing a convenient destination for both automotive and pet care needs. Car wash properties are generally characterized by recurring consumer demand, relatively low operating overhead, and resilience across economic cycles due to the essential nature of vehicle maintenance. The location has established a local customer base and maintains continuous accessibility through extended or 24-hour operations.

Robesonia Springs Car and Pet Wash

Robesonia Springs Car and Pet Wash is a locally operated car wash facility serving Robesonia and the surrounding Berks County market. The property offers a combination of self-service wash bays, an automatic wash tunnel, vacuum stations, and pet wash amenities, creating multiple customer touchpoints and diversified revenue streams. As a convenience-based automotive service business, the operation benefits from recurring consumer demand, low staffing requirements, and limited exposure to e-commerce competition. The location serves both local residents and travelers along the U.S. Route 422 corridor, providing an essential vehicle maintenance service with year-round utility.

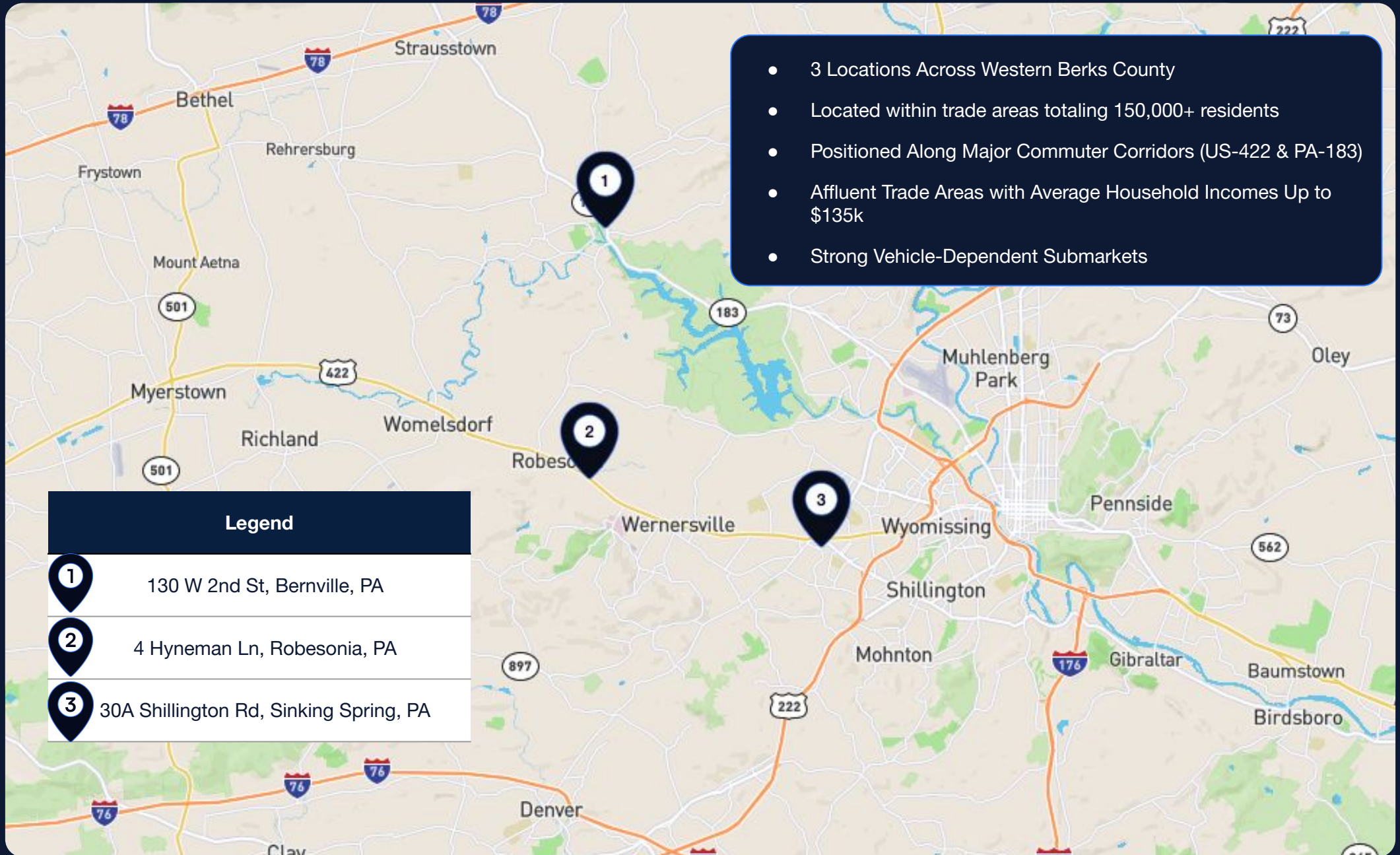
30A Shillington Rd, Sinking Spring, PA 19608

Sinking Spring Car Wash is a locally operated automotive service provider serving Sinking Spring and the greater Berks County market. The business offers a convenient, necessity-based service that benefits from recurring consumer demand and strong repeat visitation patterns driven by routine vehicle maintenance needs. As an essential-service retail use, the property is largely insulated from e-commerce disruption and changing retail trends, providing a stable operating platform supported by a loyal customer base. Located along Shillington Road within a densely populated residential corridor, the facility benefits from excellent visibility, convenient accessibility, and consistent daily traffic. The property's combination of self-service and automatic wash options enhances customer appeal while creating multiple revenue opportunities. With low labor requirements, operational efficiency, and year-round demand, Sinking Spring Car Wash represents a durable neighborhood-oriented business.



Market Overview

Berks County Portfolio 3 Property Portfolio



Market Overviews

Bernville is a well-positioned Berks County community within the Greater Reading region, benefiting from a combination of rural character, stable residential growth, and convenient access to major employment centers throughout Eastern Pennsylvania. The area draws residents seeking a lower-density living environment while remaining within commuting distance of Reading, Lancaster, Harrisburg, Allentown, and the western Philadelphia suburbs. Strong household incomes, high rates of homeownership, and a predominantly owner-occupied housing base support steady consumer spending patterns that benefit neighborhood retail establishments. Retail properties in the Bernville market benefit from limited local competition, established neighborhood demographics, and consistent demand generated by daily-needs shopping patterns.

Robesonia is a strategically positioned Berks County community located along the U.S. Route 422 corridor between Reading and Lebanon, providing convenient access to major employment centers throughout Eastern Pennsylvania. The borough and surrounding trade area benefit from stable population trends, strong household incomes, and a high rate of homeownership that supports consistent consumer spending. Residents enjoy a blend of small-town character and regional connectivity, with access to recreational amenities, quality schools, and nearby commercial corridors. The area's location within the Greater Reading metropolitan region provides access to a broad labor pool and a diversified economic base that continues to support long-term growth. For a car wash operation, the Robesonia market offers favorable fundamentals driven by commuter traffic, automobile-dependent households, and limited direct competition.

Sinking Spring is a well-positioned Berks County retail node within the Reading metropolitan area, benefiting from steady household income levels, established residential density, and direct access to the Route 422/Penn Avenue commercial corridor. The county's largest employers include East Penn Manufacturing Company, Reading Hospital, Amazon.com Services LLC, Carpenter Technology Corporation, and Reading School District. The borough records approximately 4,281 residents, 1,744 households, a median household income of \$115,034 (3-mile), and a median age of 38.3, supporting daily-needs, service, restaurant, and convenience-oriented retail demand. Retail fundamentals are supported by proximity to Reading, Wyomissing, Shillington, and Spring Township, creating a broader trade area beyond the borough's municipal limits.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,697	13,759	30,949
Current Year Estimate	1,651	13,464	30,316
2020 Census	1,532	12,566	29,279
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	677	5,408	11,878
Current Year Estimate	655	5,243	11,543
2020 Census	604	4,928	11,055
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$108,440	\$123,219	\$134,191

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,083	9,439	25,761
Current Year Estimate	2,987	9,188	25,139
2020 Census	2,787	8,760	24,123
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,113	3,603	37,821
Current Year Estimate	2,073	3,507	36,975
2020 Census	2,063	3,358	36,165
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$96,017	\$101,254	\$105,988

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,912	46,966	97,921
Current Year Estimate	5,798	45,971	95,769
2020 Census	5,733	45,042	93,266
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,113	18,118	37,821
Current Year Estimate	2,073	17,735	36,975
2020 Census	2,063	17,459	36,165
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$134,865	\$115,034	\$107,417

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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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