



**Retail
Investment Opportunity**
Offering Memorandum

1405 Woodruff Rd | Greenville, SC 29607



MATTHEWS™

Exclusively Listed By

Point of Contact



Simon Assaf

Senior Vice President & Director

(949) 873-0275

simon.assaf@matthews.com

License No. BR663663000 (AZ)



Jordan Beletz

Senior Sales Analyst

(520) 308-6079

jordan.beletz@matthews.com

License No. SA720140000 (AZ)



Haidyn DeJean

Associate

(602) 946-4862

haidyn.dejean@matthews.com

License No. SA706736000 (AZ)

Broker Of Record

Kyle Matthews

Broker Lic No. 105710 (SC)

Firm Lic No. 22684 (SC)

MATTHEWS™



PROPERTY OVERVIEW

Hurricane Express Wash
1405 Woodruff Rd, Greenville, SC 29607



INVESTMENT HIGHLIGHTS



±0.77 AC
Lot Size

2005
Year Built

±37,900
VPD

Property Highlights

- Business and Real Estate Acquisition Opportunity.
- Strategically located on a Walmart-anchored outparcel along Woodruff Road in Greenville, South Carolina, the Property benefits from strong visibility and access with approximately 37,900 vehicles per day.
- The asset features a modern ±3,315 SF express car wash facility with a 90-foot tunnel and 23 vacuum stations, offering an efficient operating layout in one of the market's most active retail corridors.
- Consumer reception appears strong, supported by a 4.8-star Google rating across 421 reviews.
- The Property may also offer attractive tax advantages, including potential accelerated depreciation under IRS Code Sections 179 and 168(k), subject to each investor's independent tax review.
- Additionally, the business benefits from a subscription-based unlimited wash club model, which can support recurring, predictable revenue and help mitigate seasonality and weather-related demand fluctuations.





NW

TARGET
TRADER JOE'S
THE HOME DEPOT
Academy SPORTS+OUTDOORS
Firestone
AspenDental

COSTCO WHOLESALE

LOWE'S

The Shops at Greenridge
BEST BUY
DICK'S Sporting Goods
Bath & Body Works
five BELOW
Marshalls
HomeGoods
Burlington
ROSS DRESS FOR LESS
Total Wine & MORE

sam's club

KOHL'S

The Point
REI CO-OP
ATHLETA
ups
CHIPOTLE
petco
WHOLE FOODS MARKET

ZAXBY'S

INTERSTATE 385
 ± 100,200 VPD

Hardee's
Krispy Kreme DOUGHNUTS

CRAB DU JOUR

Bank of America

Chick-fil-A

Ginza-Buffer

T Mobile

Shoppes At Woodruff

STAPLES
DOLLAR TREE
Once upon a child

NORTHERN TOOL + EQUIPMENT

DAVE'S HOT CHICKEN

7 ELEVEN

HURRICANE EXPRESS WASH

Subject Property

Walmart Supercenter
 Top 17% of National Locations
 Source: AlphaMap

Woodruff Rd ± 37,900 VPD

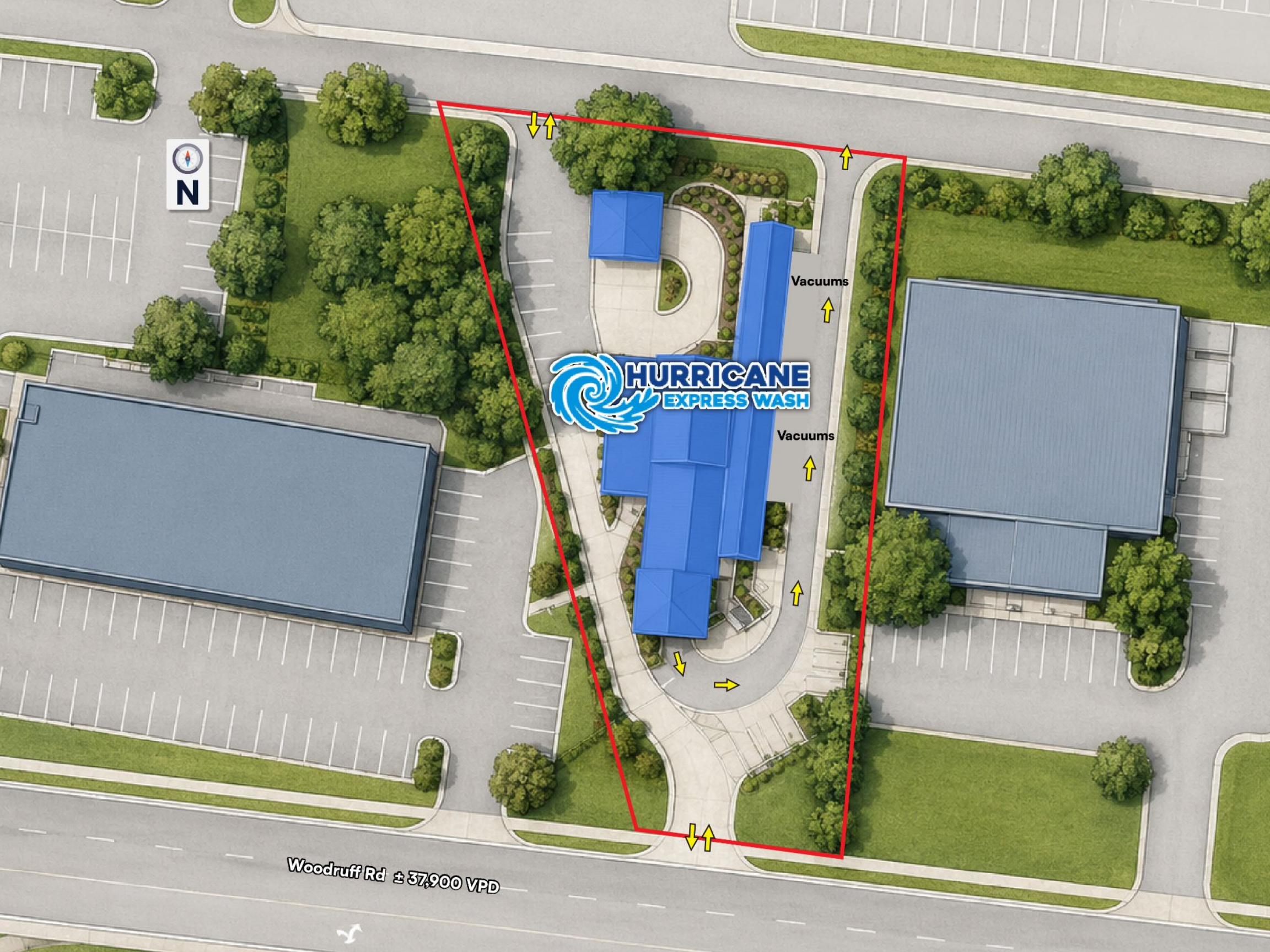
GM



Vacuums

Vacuums

Woodruff Rd ± 37,900 VPD



FINANCIAL OVERVIEW

Hurricane Express Wash
1405 Woodruff Rd, Greenville, SC 29607



FINANCIAL SUMMARY

\$2,500,000
List Price

Tenant Hurricane Express Wash

Type of Sale Business and Real Estate

Lot Size ±0.77 AC

GLA ±3,315 SF

Year Built 2005

Year Acquired 2023

Car Wash Type Express

of Vacuums 23

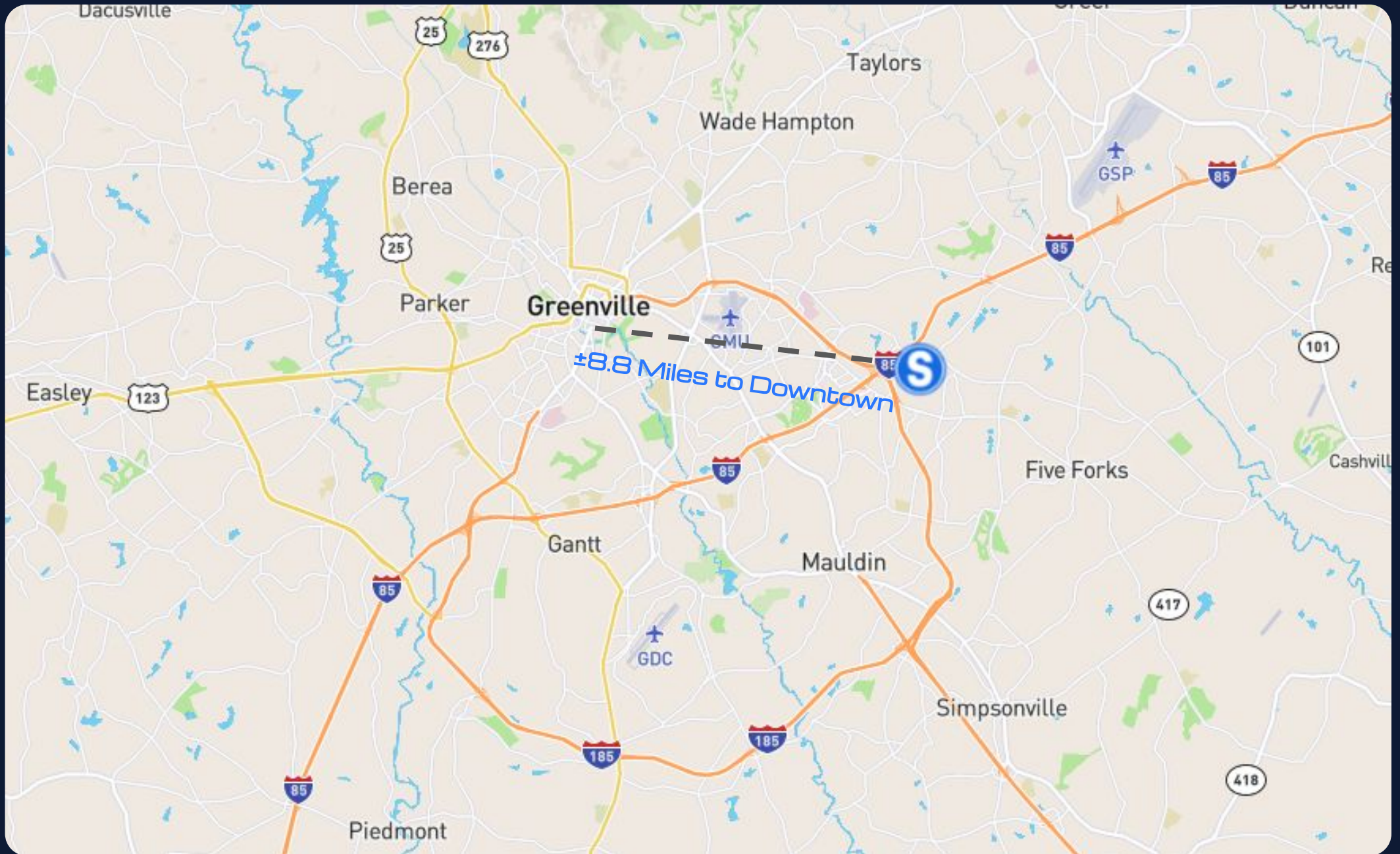


±37,900
VPD

90ft
Size of Tunnel

MARKET OVERVIEW

Hurricane Express Wash
1405 Woodruff Rd, Greenville, SC 29607



GREENVILLE, SC



Local Market Overview

Nestled in the foothills of the Blue Ridge Mountains in South Carolina, the city of Greenville combines traditional southern charm, stunning natural beauty, and modernism to create a popular emerging destination. Greenville is in the mountainous northwest, or “upstate”, of South Carolina, in the center of an old textile and agricultural region. With an increasing population, Greenville is the largest city in the region. Living costs in the city are low and there is abundant quality housing close to the city.

Greenville offers many activities and attractions from a world-class collection of museums, galleries, and theaters to plentiful outdoor activities in the Blue Ridge Mountains to the north. With quaint shops, boutiques, and excellent restaurants, Greenville’s downtown area houses the largest concentration of the city’s businesses and financial institutions. It maintains its vibrant, revitalized downtown area, which has been ranked among “America’s Ten Best” by Forbes. The BMW plant and several other new manufacturing entities have sprung up mostly to the east towards Spartanburg, all of which have contributed to a vibrant economy and new infrastructure.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,061	58,055	158,036
Current Year Estimate	2,971	55,098	151,194
2020 Census	3,070	50,560	143,450
Growth Current Year-Five-Year	3.02%	5.37%	4.53%
Growth 2020-Current Year	-3.23%	8.98%	5.40%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,418	25,754	67,389
Current Year Estimate	1,390	24,432	64,593
2020 Census	1,360	21,329	59,515
Growth Current Year-Five-Year	2.07%	5.41%	4.33%
Growth 2020-Current Year	2.19%	14.55%	8.53%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$129,308	\$137,060	\$136,163

MATTHEWS™

Exclusively Listed By

Point of Contact

Simon Assaf

Senior Vice President & Director

(949) 873-0275

simon.assaf@matthews.com

License No. BR663663000 (AZ)

Jordan Beletz

Sales Analyst

(520) 308-6079

jordan.beletz@matthews.com

License No. SA720140000(AZ)

Haidyn DeJean

Associate

(602) 946-4862

haidyn.dejean@matthews.com

License No. SA706736000 (AZ)

Broker Of Record | Kyle Matthews | Broker Lic No. 105710 (SC) | Firm Lic No. 22684 (SC)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1405 Woodruff Rd, Greenville, SC, 29607 ("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.