



5575 Hixson Pike | Hixson, TN 37343

**Retail
Investment Opportunity**

Offering Memorandum



MATTHEWS™

Exclusively Listed By

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PROPERTY OVERVIEW

Hurricane Express Wash
5575 Hixson Pike Hixson, TN 37343



INVESTMENT HIGHLIGHTS

±0.92 AC
Lot Size

2010
Year Built

±30,400
VPD

Property Highlights

- Owner-user opportunity to acquire both the operating business and underlying real estate of Hurricane Express Wash, allowing a buyer to control the full operation and benefit directly from future upside.
- Located on Hixson Pike with approximately 30,400 VPD, the property offers strong visibility, steady pass-by traffic, and convenient access within one of Hixson's primary commercial corridors.
- The property consists of an approximately 0.92-acre site improved with an approximately 2,680 SF express wash facility featuring a 65-foot tunnel and 14 vacuum stations.
- Offered as a business and real estate sale, the acquisition is well suited for an owner-operator or regional car wash buyer seeking an established operating platform in a growing suburban market.
- The surrounding corridor is benefiting from continued retail and residential growth, including planned new shopping center development, the addition of BJ's Wholesale Club, and new housing activity throughout the trade area.
- The acquisition may offer potential cost segregation and bonus depreciation benefits associated with qualifying equipment and improvements, subject to buyer review with its tax advisor.





+ CommonSpirit - Memorial Hospital - Hixson
±78 Beds



FOOD CITY

SPARE TIME
ENTERTAINMENT

CC CLASSIC COLLISION®



Gold Bond



HURRICANE
EXPRESS WASH
Subject Property

Hixson Pike ±30,400 VPD

Christian Brothers
Automotive

Alden Apartment Homes
±156 Units



Hixson Pike ± 30,400 VPD

 14 Vacuum Bays

FINANCIAL OVERVIEW

Hurricane Express Wash
5575 Hixson Pike Hixson, TN 37343



5575 Hixson Pike
Hixson, TN 37343

\$2,300,000

List Price

Tenant Hurricane Express Wash

Type of Sale Business and Real Estate

Car Wash Type Express

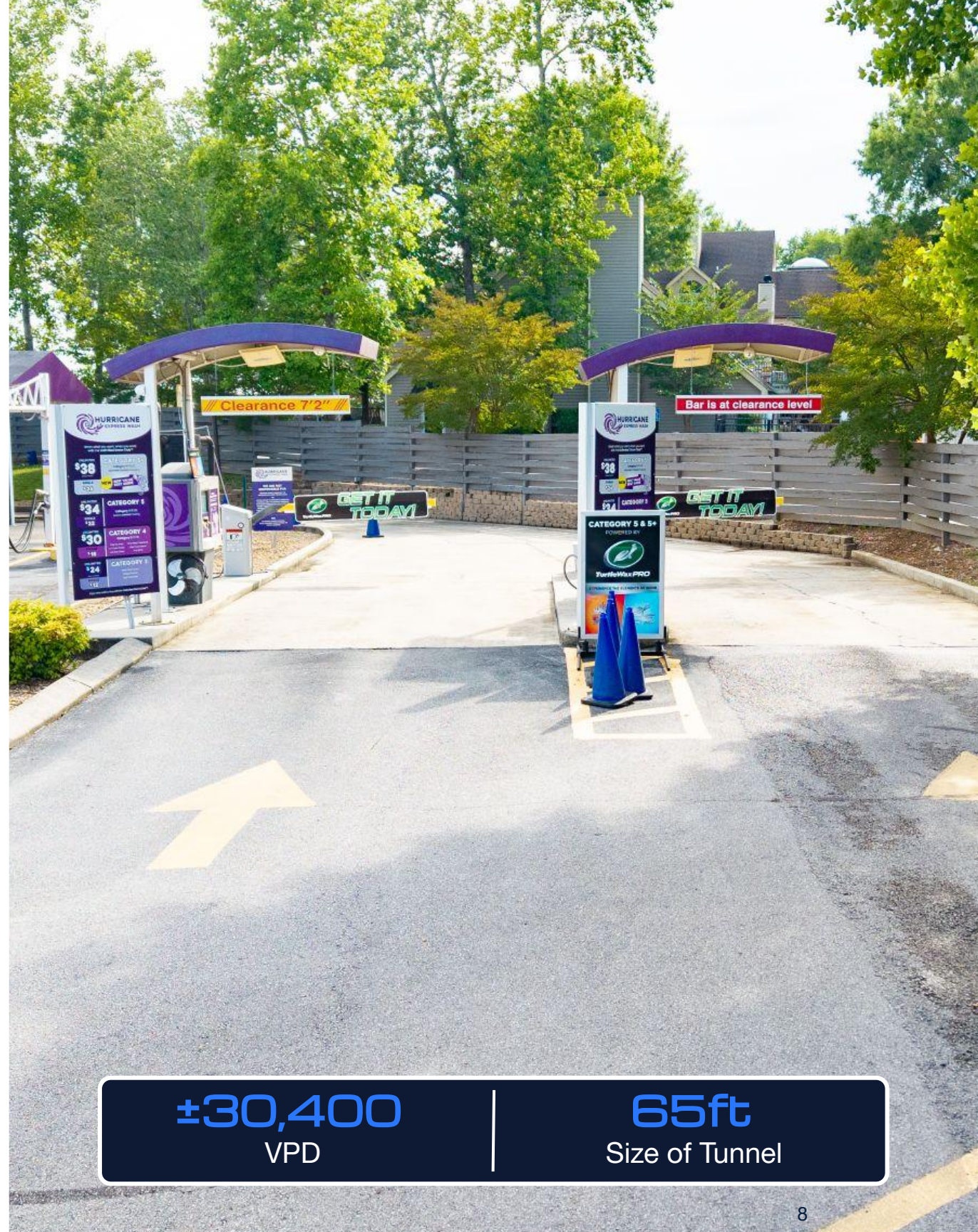
Lot Size ±0.92 AC

GLA ±2,680 SF

Year Built 2010

Pay Stations 2

of Vacuums 14



±30,400
VPD

65ft
Size of Tunnel

MARKET OVERVIEW

Hurricane Express Wash
5575 Hixson Pike Hixson, TN 37343



HIXSON, TN

44,039

Total Population

\$79,088

Median HH Income

42

Median Age

±7.0%

2020-2025 Population Growth

\$42.4B

Gross Domestic Product
(Chattanooga)

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	36,120	77,060	290,844
Current Year Estimate	35,059	74,835	279,365
2020 Census	33,757	72,513	266,024
Growth 2020-Current Year	3.86%	3.20%	5.01%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	15,127	32,859	123,767
Current Year Estimate	14,853	32,288	120,072
2020 Census	13,988	30,510	109,979
Growth 2020-Current Year	6.18%	5.83%	9.18%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$121,750	\$119,510	\$118,825

Local Market Overview

Hixson, an established suburban community within the **Chattanooga MSA**, benefits from strong household incomes, **steady residential growth**, and a highly accessible location along the northern portion of Hamilton County. The area serves as a primary retail and service corridor for surrounding neighborhoods, drawing **consistent daily traffic** from nearby residential communities and commuters traveling between downtown Chattanooga and northern Tennessee markets. **Strong demographics**, a **growing housing base**, and convenient access to **major transportation routes** continue to support consumer spending and long-term commercial demand. Population growth throughout the greater Chattanooga region has reinforced Hixson's position as one of the area's most desirable suburban trade areas. Hixson offers an attractive combination of **high vehicle ownership**, **suburban density**, and **strong commuter traffic patterns**. The area's affluent household base and increasing residential development contribute to recurring demand for convenience-driven services.

Chattanooga, TN ±10 Miles Away

CHATTANOOGA, TN MSA

Chattanooga continues to demonstrate consistent population and economic growth, supporting its position as a leading mid-sized city in Tennessee. With a population exceeding approximately 187,000, the city benefits from sustained in-migration driven by affordability and its location between Atlanta and Nashville. This regional positioning supports ongoing business expansion and workforce growth.

Median household income of approximately \$62,500 continues to trend upward as employment expands across manufacturing, healthcare, logistics, technology, and professional services. Public and private investment in infrastructure and workforce development has supported job creation and improved long-term economic stability.

Total Population

588,763 +

Median HH Income

\$71,000

Annual Visitors

11.1 Million+

GDP

\$42.4 Billion



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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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