



6050 Wade Hampton Blvd | Taylors, SC 29687

**Retail
Investment Opportunity**
Offering Memorandum



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)

Kyle Matthews

Broker of Record

Broker Lic No. 105710 (SC)

Firm Lic No. 22684 (SC)

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PROPERTY OVERVIEW

Hurricane Express Wash
6050 Wade Hampton Blvd Taylors, SC 29687



INVESTMENT HIGHLIGHTS

±0.86 AC
Lot Size

2017
Year Built

±30,500
VPD

Property Highlights

- Acquire both the business and real estate of Hurricane Express Car Wash, offering a buyer full operational control and long-term site ownership in Taylors, South Carolina.
- Located on Wade Hampton Blvd with exposure to approximately 30,500 vehicles per day, the site benefits from strong daily traffic and established consumer visibility.
- Opportunity for a car wash operator to drive membership growth, improve wash mix, and implement targeted local marketing initiatives to increase revenue.
- Existing operations show meaningful EBITDA growth and margin expansion, creating a strong foundation for a buyer focused on further operational upside.
- Ideal opportunity for an owner-operator or regional platform to apply proven car wash systems, labor controls, and pricing strategies to unlock additional profitability.
- Fee-simple real estate and an operating business combination provides a buyer with both cash flow in place and long-term strategic value in a growing service-oriented asset class.





NE

afc american family care URGENT CARE
IHOP
GREER FAMILY DENTAL CARE
FIVE GUYS BURGERS and FRIES
AMERICA'S BEST CONTACTS & EYEGLASSES



North Hampton Market

TARGET **WELLS FARGO**
HOBBY LOBBY **T Mobile**
DOLLAR TREE
CVS pharmacy
PET SMART **Starbucks** **Moe's**



HURRICANE EXPRESS WASH
 Subject Property

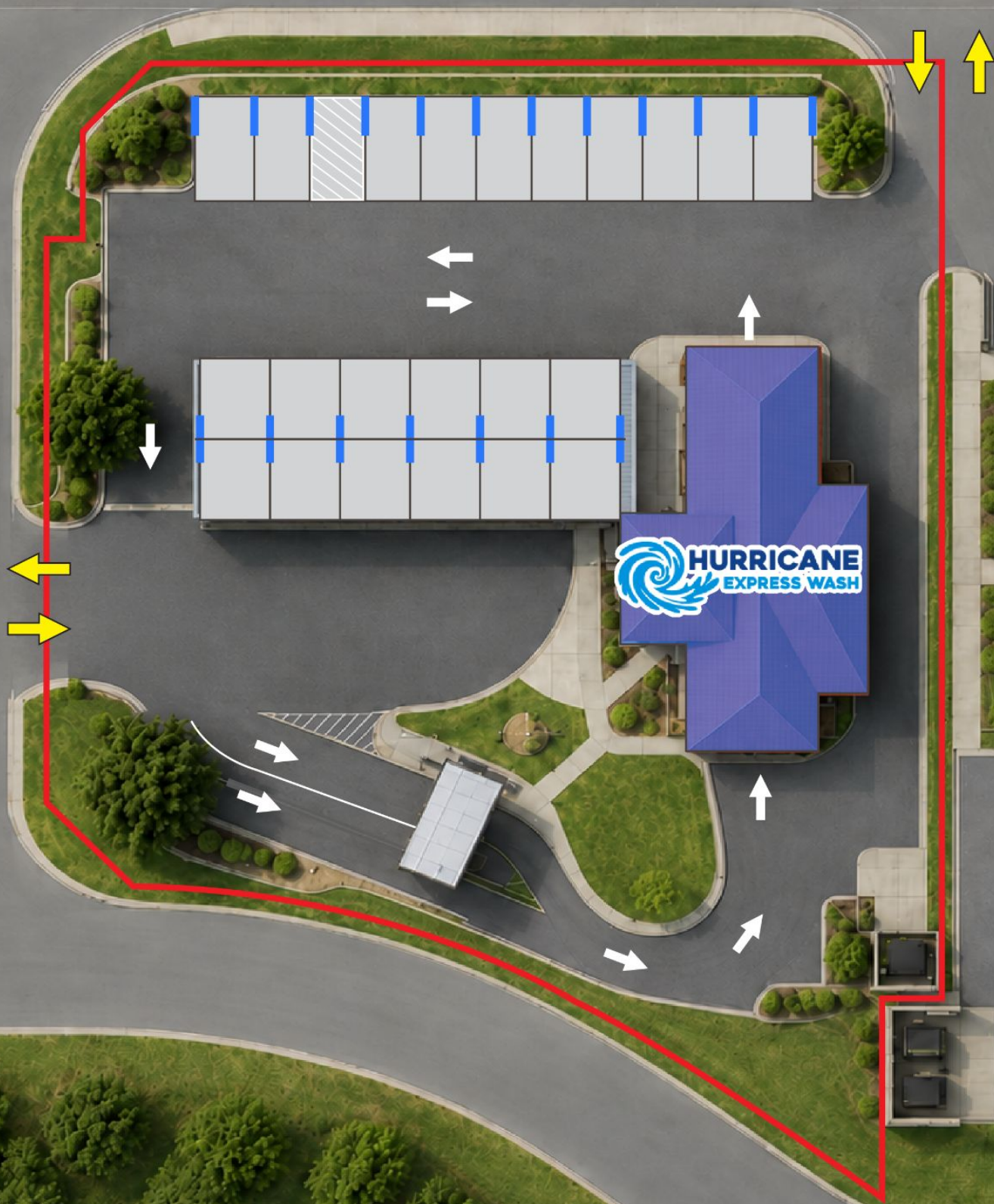


Wade Hampton Blvd ± 30,500 VPD

Freebird Blvd

Town Center Dr

Wade Hampton Blvd ±30,500 VPD



21 Vacuum Bays

6050 Wade Hampton Blvd
Taylors, SC 29687

\$2,500,000
List Price

Tenant Hurricane Express Wash

Type of Sale Business and Real Estate

Car Wash Type Express

Lot Size ±0.86 AC

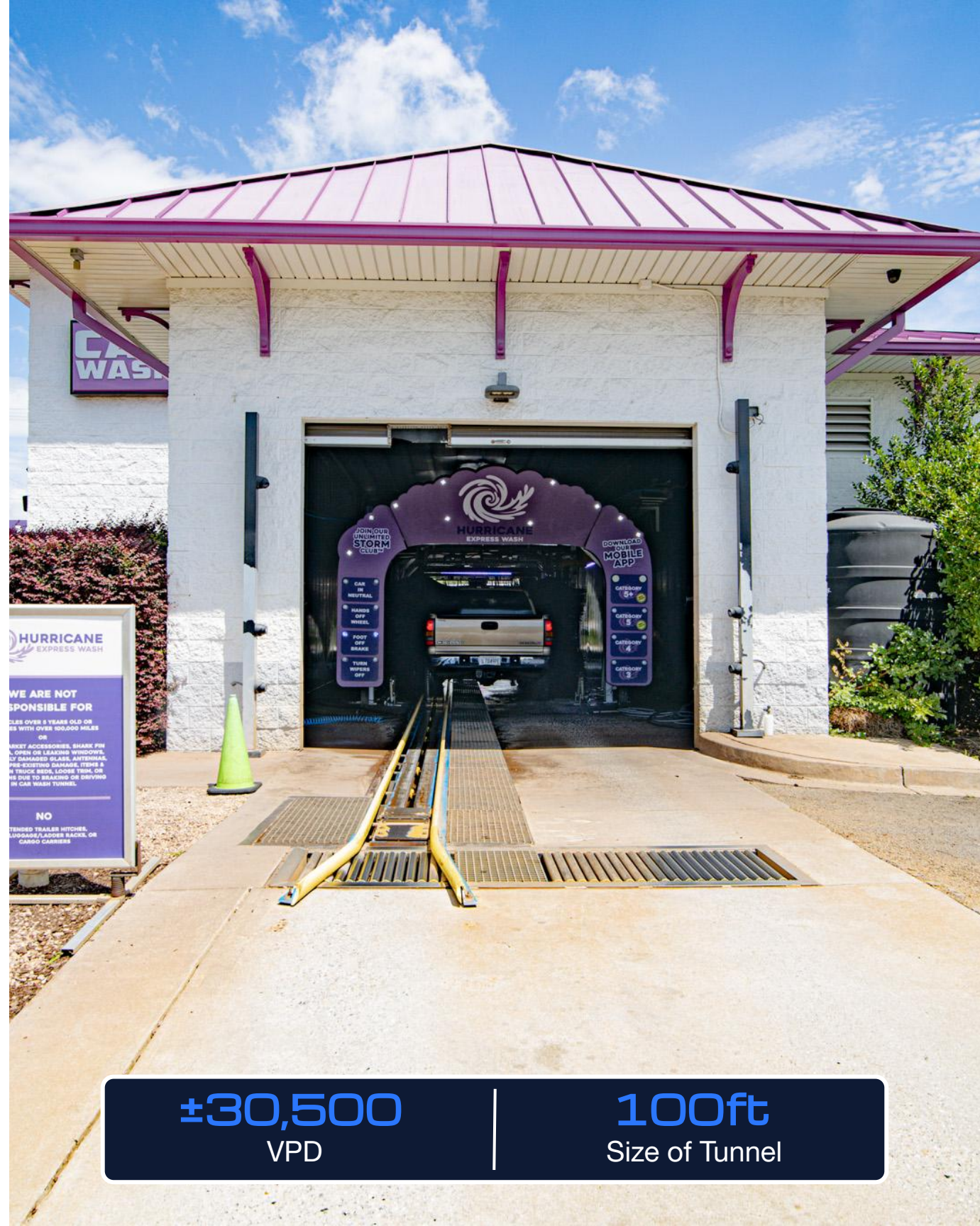
GLA ±3,273 SF

Year Built 2017

Year Acquired 2023

of Vacuums 21

POS Stations 2 (Sonny's)



±30,500
VPD

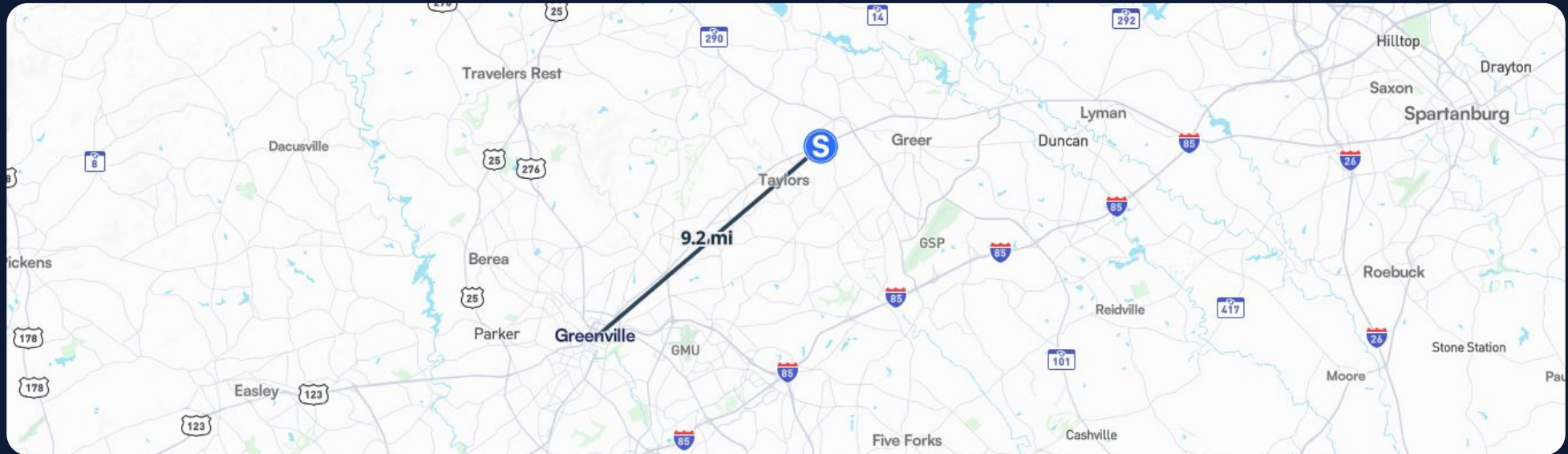
100ft
Size of Tunnel

MARKET OVERVIEW

Hurricane Express Wash
6050 Wade Hampton Blvd Taylors, SC 29687



TAYLORS, SC



Local Market Overview

Taylors, South Carolina is part of the Greenville-Anderson-Greer metropolitan area and continues to benefit from the broader Upstate South Carolina economy. The area has experienced steady population growth, supported by its location near major employment centers in Greenville and Greer. Manufacturing, healthcare, and education are among the largest employment sectors, while professional services and logistics also contribute to the local economy. Household incomes in Taylors are above the South Carolina average, and the community maintains a stable workforce with access to regional employers throughout Greenville County.

The housing market remains supported by population growth, strong owner-occupancy levels, and demand from both local residents and individuals relocating to the Upstate region. Median household income is approximately \$77,000, while median home values are in the mid-\$250,000 range, providing a relatively affordable option compared to many larger metropolitan areas. Taylors offers a mix of established neighborhoods and newer residential development, with convenient access to Interstate 85, Greenville-Spartanburg International Airport, and major employment corridors.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,816	49,714	123,181
Current Year Estimate	4,564	47,717	118,767
2020 Census	4,033	46,463	115,658
Growth Current Year-Five-Year	5.52%	4.18%	3.72%
Growth 2020-Current Year	13.16%	2.70%	2.69%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,967	20,063	49,522
Current Year Estimate	1,870	19,320	47,993
2020 Census	1,712	18,318	45,670
Growth Current Year-Five-Year	5.20%	3.85%	3.19%
Growth 2020-Current Year	9.18%	5.47%	5.09%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$110,815	\$107,752	\$114,108

GREENVILLE, SC MSA

Greenville, South Carolina, located in the foothills of the Blue Ridge Mountains, is a city with a strong historical foundation and a commitment to thoughtful growth. Once known for its prominence in textile manufacturing, Greenville has transitioned into a hub for business, culture, and recreation. The downtown area, carefully designed to prioritize walkability and community engagement, features a variety of shops, restaurants, and attractions. Falls Park on the Reedy, with its well-maintained gardens and distinctive Liberty Bridge, serves as a centerpiece of the city, balancing urban development with preserved natural elements.

Greenville is also recognized for its cultural and recreational opportunities. The Peace Center hosts performances ranging from orchestras to Broadway shows, while annual events such as Artisphere and Fall for Greenville draw visitors to experience art, food, and music. Outdoor amenities include the Swamp Rabbit Trail, a popular pathway for cycling and walking that links downtown with surrounding neighborhoods, and the nearby Blue Ridge Mountains, which provide options for hiking and outdoor exploration. Greenville's thoughtful integration of history, culture, and modern amenities has established it as a leading destination in the Southeast.



The Greenville metro area now exceeds **1 million residents**, growing more than **9%** since 2020.

- Greenville Journal, 2026

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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)

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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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