



OCEAN STATE CAR WASH™

Owner User Investment Opportunity

Offering Memorandum



Business & Real Estate Sale

2313 Post Road | Warwick, RI 02886

MATTHEWS™



Exclusively Listed By

Broker of Record

Brian Brockman

License #: REB.0018881

Bang Realty-New England Inc.

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513-898-1551

Property Overview

 2313 Post Road
Warwick, RI 02886



Investment Highlights

Property Highlights

- **Established Express Car Wash with Recurring Membership Base** - The property operates as an established express car wash with a strong membership program, providing recurring monthly revenue and a consistent in-place customer base within the Warwick trade area.
- **Prime High-Traffic Location Near TF Green Airport** - Strategically positioned along Post Road with traffic counts exceeding 28,600 vehicles per day, the property benefits from strong visibility, convenient access, and proximity to TF Green International Airport, one of Rhode Island's primary transportation hubs.
- **Strong Surrounding Retail & Commercial Corridor** - The property is strategically positioned within a dense commercial corridor surrounded by national retailers, hospitality uses, automotive demand drivers, and airport-related traffic generators. Nearby retailers and businesses include AutoZone, CVS, Dunkin', Dollar Tree, Domino's, and numerous local restaurants and service-oriented businesses. The surrounding trade area is further supported by multiple national hotel operators including DoubleTree by Hilton, Hampton Inn, Best Western, and Hyatt Place Warwick, as well as nearby rental car operators and airport-related commercial activity that contribute to consistent daily traffic throughout the immediate area.
- **Built in 2019 with Modern Sonny's Equipment** - Constructed in 2019, the property features modern Sonny's express tunnel equipment, helping reduce near-term capital expenditure needs while providing operators with an established operational foundation.
- **Established Revenue Base with Margin Expansion Potential** - The property has maintained stable historical gross revenue over the past several years while presenting significant future upside through improved operational efficiencies, expense optimization, payroll streamlining, margin expansion initiatives, and continued membership growth. Historical operating performance demonstrates the site's ability to achieve materially stronger EBITDA margins than current operations.
- **Owner / User Opportunity** - Opportunity to acquire the business, building, and underlying real estate, allowing an owner-user or investor to directly control operations and participate in future operational upside.
- **Potential Tax Benefits** - Car wash investments may qualify for bonus and accelerated depreciation benefits, potentially enhancing after-tax returns. Investors should consult their tax advisor regarding eligibility and treatment.



shaws TJ-maxx
 REI CO-OP petco
 STARBUCKS
 CAVA COLD STONE Panera

WHOLE FOODS MARKET

TOPGOLF

Walmart Supercenter

37

PEPSI

Ford

Holliman Elementary School
 280 Students

Pilgrim High School
 ±1,165 Students

CHEVROLET TOYOTA NISSAN

2

Eleanor Slater Hospital
 ±178 Beds

Hexmodal
 TRUGREEN
 NEXGEN MECHANICAL INC. GRANITE CITY Precision

U-HAUL

PEAK EVENT SERVICES

WHO BUY W.B.MASON KIDS EMPIRE
 CARMAX

Warwick Mall
 TARGET macy's
 JCPenney AT&T
 NORDSTROM rack AMERICAN EAGLE Bath & Body Works H&M VS

Hampton by Hilton
 BW Best Western

Rhode Island T.F. Green International Airport

BJ's RESTAURANT BREWHOUSE

Holiday Inn Express

Subject Property

CLAFLIN EST. 1817 A.L.M.

Walmart Supercenter

LOWE'S STOP & SHOP

BJ's Live Generously.

Main Ave ±25,500 VPD

Post Rd ±21,000 VPD

Warwick Ave ±20,700 VPD

INTERSTATE 295

±29,800 VPD

±47,900 VPD

±169,600 VPD

±45,000 VPD



Lauderdale Blvd



Post Rd ± 21,000 VPD

Business & Real Estate

\$2,500,000
List Price

Contact Broker
For More Information



Express Car Wash

80 FT'
Tunnel Length

Sonny's
Equipment

14
Of Vacuums

Yes
Membership Program

±0.63 AC
Lot Size

±21,000
Vehicles Per Day

2019
Year Built

Property Photos



Business Overview



**OCEAN STATE
CAR WASH™**

Operation Summary

Ocean State Car Wash is a privately owned express car wash company based in Warwick, Rhode Island. The company focuses on delivering a premium exterior car wash experience through an efficient express model paired with customer-friendly amenities such as complimentary vacuum stations and membership-based unlimited wash programs. Positioned as a community-oriented operator, Ocean State Car Wash emphasizes convenience, affordability, and consistent service quality, helping establish a loyal local customer base in the Rhode Island market.

Year Founded
2022

Established
Membership Program

Located
Warwick, RI

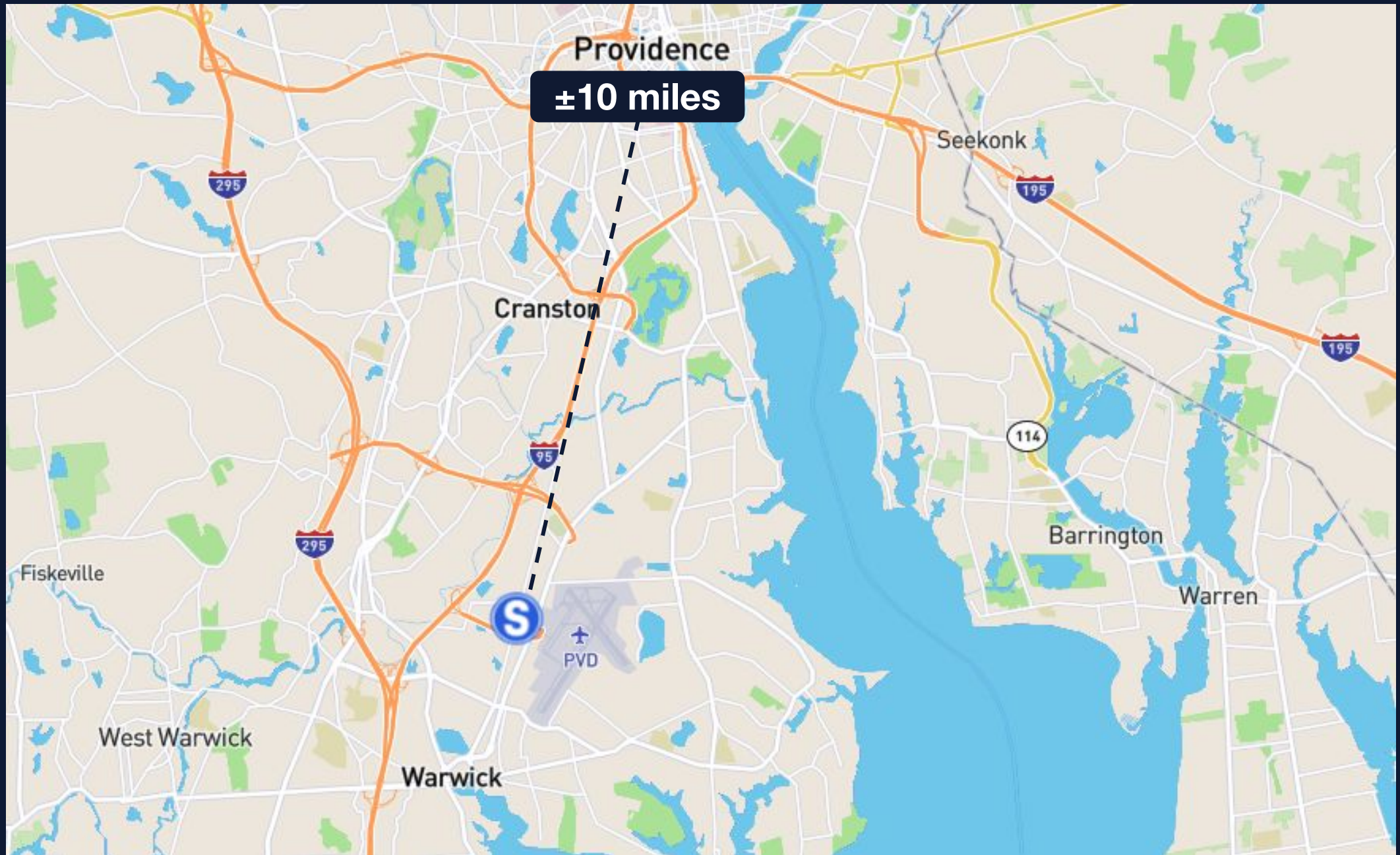
Ocean State Car Wash's operating model aligns with broader trends in the fragmented car wash industry, where operators continue to pursue membership growth, technology integration, and customer retention initiatives. The property's service-oriented business model and recurring membership revenue structure can provide operational stability and consistent traffic generation, supporting long-term consumer engagement within its trade area.

Operational & Market Highlights

- **Strong Customer Convenience Model:** Ocean State Car Wash offers a fast, efficient express wash experience with complimentary vacuum stations and streamlined service designed for today's convenience-focused consumers.
- **Recurring Membership Revenue:** The company utilizes an unlimited wash membership program that promotes customer loyalty, recurring monthly revenue, and consistent repeat traffic.
- **Growing Industry Demand:** The express car wash sector continues to benefit from strong consumer demand for subscription-based automotive services, positioning Ocean State Car Wash within a resilient and expanding industry segment.
- **Community-Oriented Brand Presence:** Ocean State Car Wash emphasizes customer service, community engagement, and a high-quality experience, helping build strong local brand recognition and customer retention.

Market Overview

 2313 Post Road
Warwick, RI 02886



Warwick, RI

Market Demographics

185,266

5-Mile Population

\$122,918

Average HH Income

3.68%

Household Growth Since 2020

45

Median Age



Local Market Overview

Warwick is one of Rhode Island's largest and most strategically positioned municipalities, located immediately south of Providence and serving as a major commercial and residential hub within the Providence metropolitan area. The city benefits from direct access to Interstate 95, Route 295, and T.F. Green International Airport, creating strong regional connectivity for residents, employers, and visitors. Warwick's diversified economic base includes healthcare, transportation, education, professional services, and retail trade, while its coastal location and established suburban neighborhoods continue to attract long-term residential demand. Household incomes remain competitive relative to regional averages, supported by a stable employment base and proximity to major employment centers throughout the Northeast corridor.

The broader market continues to benefit from Rhode Island's ongoing infrastructure investment, airport expansion initiatives, and increased interest in suburban communities offering accessibility to urban employment centers. Warwick's waterfront amenities, marina districts, retail corridors, and healthcare institutions contribute to a well-rounded local economy that supports both residential and commercial real estate activity. Demand drivers remain particularly strong among professionals seeking access to Providence and Boston while maintaining lower housing costs and suburban quality-of-life advantages. Continued redevelopment activity surrounding transit corridors and mixed-use commercial nodes positions Warwick as a stable and desirable market within Southern New England.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	70,284	185,899	620,835
Current Year Estimate	70,020	185,266	612,849
2020 Census	69,242	182,321	596,735
Growth Current Year-Five-Year	0.38%	0.34%	1.30%
Growth 2020-Current Year	1.12%	1.62%	2.70%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	30,765	81,844	259,636
Current Year Estimate	30,346	80,687	252,388
2020 Census	29,505	77,825	239,817
Growth Current Year-Five-Year	1.38%	1.43%	2.87%
Growth 2020-Current Year	2.85%	3.68%	5.24%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$117,363	\$122,918	\$124,772

Providence, RI | MSA

Market Demographics



194,706
Total Population

71,497
Number of Households

\$68,119
Median HH Income

64.3%
Employed Population

41.4%
Homeownership Rate

32.8
Median Age

Local Market Overview

Providence serves as the economic and cultural center of Rhode Island and anchors the Providence–Warwick metropolitan area, one of the largest economic regions in New England outside of Boston. The city benefits from a diverse population, a well-established education sector, and a growing knowledge-based economy supported by major universities and medical institutions. Residents enjoy access to a walkable downtown, waterfront redevelopment, and an expanding restaurant and arts scene, making the city an attractive place for young professionals, students, and families.

The presence of several nationally recognized universities—including Brown University and the Rhode Island School of Design—helps sustain a steady influx of students and young professionals, contributing to a dynamic workforce and a strong local consumer base. Population stability and the continued inflow of college graduates contribute to sustained demand for housing, retail, and commercial services throughout the metropolitan area.

Major Employers

TEXTRON

care new
england

Citizens
Financial Group, Inc.

FM Global[®]



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2313 Post Rd, Warwick, RI, 02886 ("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.

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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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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.

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