

ROYAL CAR WASH

6925 Colerain Ave, Cincinnati, OH 45239



**Retail
Investment Opportunity**
Offering Memorandum

MATTHEWS™

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Exclusively Listed By

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Investment Highlights

Property Highlights

- **Limited Competition** – Royal Car Wash benefits from a strong infill location along Colerain Avenue in Cincinnati with limited direct express tunnel competition immediately surrounding the site. While the broader Cincinnati MSA has continued to see new car wash development, barriers to entry in established trade areas remain meaningful, helping protect existing customer bases and traffic counts.
- **Growing Area** – The property is positioned within a dense and established Northwest Cincinnati corridor that continues to experience stable residential demand and consistent daily commuter traffic. Its location within Hamilton County provides access to a large consumer base and strong surrounding retail fundamentals that support long-term wash volume stability.
- **Strong Traffic Counts** – The property benefits from exceptional visibility and accessibility along Colerain Avenue, one of Cincinnati's busiest commercial thoroughfares. According to marketing materials for the property, the site sees traffic counts approaching 100,000 vehicles per day, providing significant daily exposure and consistent drive-by traffic. The corridor is widely recognized throughout the Cincinnati market as a heavily traveled retail and commuter route, creating a strong foundation for recurring customer visits and membership growth.





Colerain High School
±1,754 Students



Compton Lake Apartments
±163 Units

Ronald Reasan Cross County Hwy ± 33,660 VPD



Colerain Hills Shopping Center

126



27

Colerain Ave ± 25,300 VPD



North College Hill High School
±395 Students

Prime Apartments & Townhomes at White Oak
±234 Units



J&J Sharp Cars



Subject Property



Hospital | ±80 Beds



Google Earth



Colerain Ave ± 25,300 VPD

6925 Colerain Ave
Cincinnati, OH 45239

±11,691 SF

GLA

1988

Year Built

Tunnel Equipment

DRB with Chain and Roller

Full Service

Car Wash Type

2025-25,000+

Car Counts



Interior Photos



Financial Summary

\$1,680,000

List Price

Business and Real Estate

±1.66 AC

Lot Size

Royal Car Wash	2025 (March - Dec)
Total Income	\$480,000.00
Gross Profit	\$480,000.00
Total Expenses	\$278,983.04
Net Operating Income	\$201,016.96
Net Other Income	
Net Income	\$201,016.96
Automobile Expenses	\$315.50
Owner's Salary	\$60,000.00
Miscellaneous	\$119.75
T12 EBITDA	\$261,452.21



Market Overview

Royal Car Wash

6925 Colerain Ave, Cincinnati, OH 45239



CINCINNATI, OH

Market Demographics



26.6 MILLION
Number Of Annual Visitors

10.1 BILLION
Annual Revenue

Local Market Overview

Cincinnati, Ohio, is a city in the Midwest with a rich history and a thriving, diverse economy. Known for its strong presence in manufacturing, finance, healthcare, and technology, the city is home to a variety of industries. The area hosts several Fortune 500 companies, especially in consumer goods, transportation, and finance. Healthcare institutions, including the University of Cincinnati Medical Center, are key drivers of local employment. Additionally, Cincinnati's growing tech sector, supported by startups and innovation hubs, contributes to the city's ongoing economic development. The city's strategic location along the Ohio River also boosts its trade and logistics capabilities.

Cincinnati offers a wide variety of activities for residents and visitors. The city is known for its rich cultural scene, with institutions like the Cincinnati Art Museum, Cincinnati Symphony Orchestra, and the Cincinnati Zoo attracting art and music lovers. Sports enthusiasts can cheer for the city's professional baseball and football teams. The riverfront area offers parks, walking trails, and outdoor events, while neighborhoods like Over-the-Rhine are known for their vibrant dining and craft brewery scenes. Cincinnati also hosts annual events such as the Cincinnati Bengals' and Reds' games, the Cincinnati Flower Show, and Oktoberfest Zinzinnati, providing year-round entertainment for all.

Population	1-Mile	3-Mile	5-Mile
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Current Year Estimate	13,464	91,311	203,100
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Households	1-Mile	3-Mile	5-Mile
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Current Year Estimate	5,651	38,129	86,070
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Income	1-Mile	3-Mile	5-Mile
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Average Household Income	\$80,674	\$91,816	\$91,183
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CINCINNATI, OH ECONOMY

Cincinnati, located in southwestern Ohio on the Ohio River, is the third-largest city in the state. The Cincinnati MSA has a population of around 2.2 million people and is home to several Fortune 500 companies such as Procter & Gamble, Kroger, and Fifth Third Bank. The city is a major tourist destination as it features a variety of attractions, festivals, shopping destinations, and sporting events. It is also home to the University of Cincinnati, the second-largest university in Ohio. With a low cost of living and a low unemployment rate, many people have moved to the Cincinnati area and it has also become a hot spot for many corporations.

Metropolitan Cincinnati has the twenty-eighth largest economy in the United States and the seventh-largest in the Midwest, after Chicago, Minneapolis, Detroit, St. Louis, Indianapolis, and Cleveland. It currently has the fastest-growing Midwestern economic capital based on percentages. The gross metro product for the region was \$134.8 billion as of 2019. The median home price in Cincinnati is \$182,000. The cost of living in Cincinnati is 9% below the national average and the unemployment rate is also below the average at 3.7%.

Economic Development

Cincinnati has recently become a younger and more educated city with one of the fastest-growing economies in the nation. According to a study that analyzed the Greater Cincinnati economy through biannual economic snapshots, the city is aging more slowly than the rest of the country, while educational attainment among residents continues to increase. These trends have contributed to strong economic growth, with the region's economy now standing 2% above its pre-recession level.



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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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