



THE  
wash bar

1125 FOUNTAINS WAY | CEDAR FALLS, IA 50613

INTERACTIVE OFFERING MEMORANDUM



## EXCLUSIVELY LISTED BY

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## IN CONJUNCTION WITH

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# EXECUTIVE OVERVIEW

1125 FOUNTAINS WAY | CEDAR FALLS, IA 50613



# INVESTMENT HIGHLIGHTS

**OWNER/USER OPPORTUNITY** – Opportunity to acquire the business, building, and underlying real estate.

**STRONG YOY GROWTH** – Since opening, The Wash Bar has demonstrated consistent year-over-year growth in wash volume, supported by an expanding membership base and increasing customer retention.

**STREAMLINED MAINTENANCE** – Repairs and maintenance are managed through an active service contract with NCS, a nationally recognized equipment service provider.

**RECURRING REVENUE** – Established membership program with more than 1,700 active members, generating consistent recurring monthly revenue and providing additional upside through targeted marketing and membership growth initiatives.

**VERSATILE OFFERINGS** – Catering to diverse customer profiles, The Wash Bar is equipped with an 85 ft Peco's tunnel, 3 self-service bays (with a 14 ft bay for oversized vehicles), express detailing services, and 10 vacuums.

**PROXIMITY TO CAMPUS** – Within a  $\pm 1.5$  mile radius from the University of Northern Iowa, which boasts an enrollment of over 10,000 students as of Fall 2023.

**MODERN DEVELOPMENT** – The property was built ground-up in 2023, featuring contemporary facilities and minimizing major repair expenses as a turnkey building.

**EXPANSIVE LAND** – The property sits on  $\pm 1.32$  acres, providing ample space for operational activities and future expansion possibilities.

**ADDITIONAL TAX BENEFITS** – Car washes qualify for bonus depreciation which can create higher returns on investments. \*Please consult with CPA for details\*

**AFFLUENT DEMOGRAPHIC** – Average household income within a 1-mile radius of the property is \$113,000.

*\*Matthews™ does not provide tax, legal or account advice. This is for informational purposes only and is not intended to provide or relied on for tax, legal or accounting advice.*





**COLLEGE SQUARE MALL**

planet fitness  
 VON MAUR  
 HyVee  
 Applebee's GRILL + BAR  
 Panda Express CHINESE KITCHEN  
 Panera BREAD

**FAREWAY**  
 MEAT & GROCERY

**MERCYONE**

**UnityPoint Health**

**STATE HWY 58 ± 22,500 VPD**

**FOUNTAINS AT GREENHILL CONDOMINIUMS**  
 168 UNITS

**MENARDS** **HOBBY LOBBY**  
 DOLLAR TREE **PET SUPPLIES PLUS**  
 Blair's **FARM & FLEET**  
 Walmart Supercenter **ALDI**

**TARGET** **IHOP**  
**SCHEELS** **MURPHY USA**  
 Michaels **ULTA BEAUTY**

**SUBJECT PROPERTY**



**±12,100 VPD GREENHILL RD**

**FOUNTAINS WAY**

**Casey's**



**GOLD FALLS VILLA APARTMENTS**  
228 UNITS



**PEET JUNIOR HIGH SCHOOL**  
670 STUDENTS



**UNIVERSITY OF NORTHERN IOWA**  
9,200 STUDENTS



**NEWALDAYA<sup>®</sup>**  
LIFESCAPES



**TOYOTA**



**DEERY BROTHERS**  
COLLISION CENTER



**SUBJECT PROPERTY**



**±12,100 VPD GREENHILL RD**



**FOUNTAINS WAY**

02

# PROPERTY OVERVIEW

1125 FOUNTAINS WAY | CEDAR FALLS, IA 50613



# PROPERTY OVERVIEW

Contact Agent for Financials

ADDRESS	1125 FOUNTAINS WAY, CEDAR FALLS, IA 50613
WASH TYPE	EXPRESS, DETAILING, SELF SERVICE
TUNNEL LENGTH	85FT FLAT-BELT
EQUIPMENT	PECO
POS	WASHIFY
PAY STATIONS	2
# OF BAYS	3
VACCUMS	10
LOT SIZE	±1.32 AC
VPD	±12,100 VPD
YEAR BUILT	2023



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# COMPANY OVERVIEW

1125 FOUNTAINS WAY | CEDAR FALLS, IA 50613



# THE Wash bar



The Wash Bar in Cedar Falls, IA, is a modern car wash facility offering a range of services. It features 24-hour self-serve bays, including one designed for oversized vehicles, and provides free vacuums and tire pumps. The wash system includes a conveyor belt that accommodates a variety of vehicle types. Customers can choose from multiple wash packages, ranging from basic to premium, with options for unlimited memberships. The facility also offers an express detailing service by appointment for more in-depth interior cleaning.

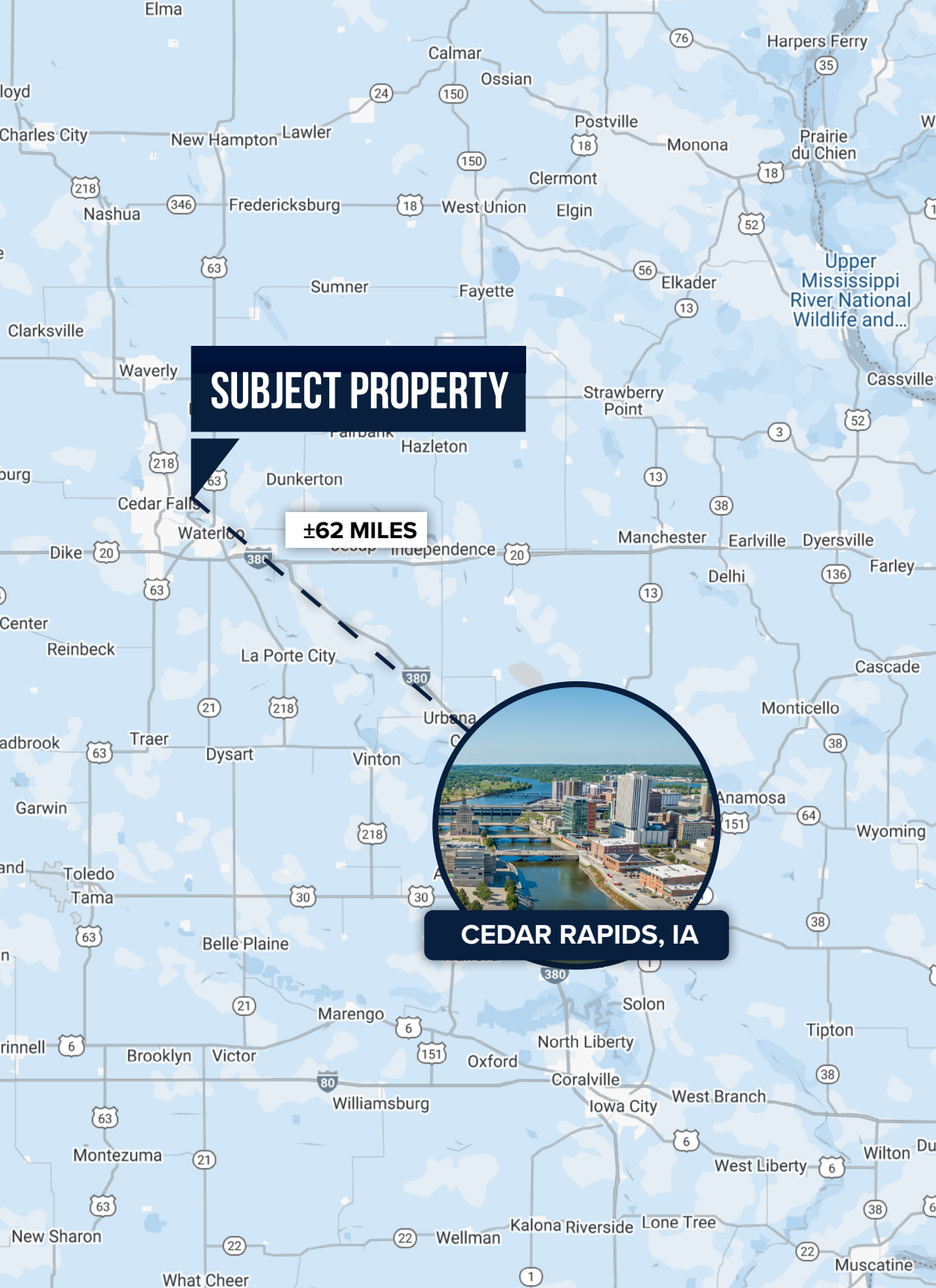
- ✦ FREE VACCUMS AND AIR
- ✦ FLEX SERVICE WASH
- ✦ EXPRESS DETAIL
- ✦ [HTTPS://THEWASH.BAR/](https://thewash.bar/)

04

# AREA OVERVIEW

1125 FOUNTAINS WAY | CEDAR FALLS, IA 50613





# CEDAR FALLS, IA

Cedar Falls is a vibrant city located in Black Hawk County, Iowa, with a population of approximately 40,000. It is known for its scenic beauty, including parks, trails, and the nearby Cedar River, which offer abundant recreational opportunities. Cedar Falls is home to the University of Northern Iowa (UNI), a major hub for education and culture, which significantly influences the city's atmosphere and economy. The city boasts a charming downtown area with local shops, restaurants, and events that attract both residents and visitors. Cedar Falls has a strong community focus, offering a small-town feel with access to urban amenities. UNI is a public university known for its strong programs in education, business, and the arts, attracting students from across the state and beyond. The campus fosters a dynamic learning environment with a focus on undergraduate teaching, research opportunities, and community engagement. In addition to its academic offerings, UNI is a hub for cultural and athletic activities, contributing significantly to the local economy and the overall intellectual vibrancy of Cedar Falls. This makes the city a compelling destination for both students and educators.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Census	7,171	37,388	58,002
2024 Estimate	7,337	37,473	57,921
2029 Projection	7,598	38,033	58,525
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Census	2,052	14,482	23,595
2024 Estimate	2,136	14,552	23,670
2029 Projection	2,252	14,814	24,015
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$113,131	\$92,880	\$94,080

# UNIVERSITY OF NORTHERN IOWA



The University of Northern Iowa (UNI) combines a tradition of academic excellence with a vibrant campus culture in the heart of the Midwest. As one of Iowa's three public universities, UNI serves approximately 9,000 students, offering a diverse range of undergraduate and graduate programs. The university is particularly renowned for its College of Education, which has a long history of preparing highly skilled teachers and educational leaders. In addition to its strong teacher education program, UNI has developed a national reputation in business through its College of Business Administration, which is AACSB-accredited and offers specialized programs such as accounting, marketing, and supply chain management. UNI also emphasizes hands-on learning, providing students with research opportunities, internships, and study abroad programs. UNI's campus features modern facilities, including the Gallagher Bluedorn Performing Arts Center, which hosts world-class performances, and the UNI-Dome, home to the university's athletic teams. The Panthers, competing in the NCAA Division I Missouri Valley Conference, are a source of pride for students and alumni alike. The university is committed to fostering a welcoming, inclusive environment, promoting diversity and equity, and serving the broader Cedar Falls community through partnerships and outreach programs. Whether through academic rigor or involvement in student organizations, UNI provides a holistic college experience aimed at preparing students for success in an ever-changing global society.

# CONFIDENTIALITY AGREEMENT & DISCLAIMER

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