



Business & Real Estate for Sale

2715 Wesley Chapel Rd Decatur, GA 30034

**Owner/User Car Wash
Investment Opportunity**

Offering Memorandum



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ENTER

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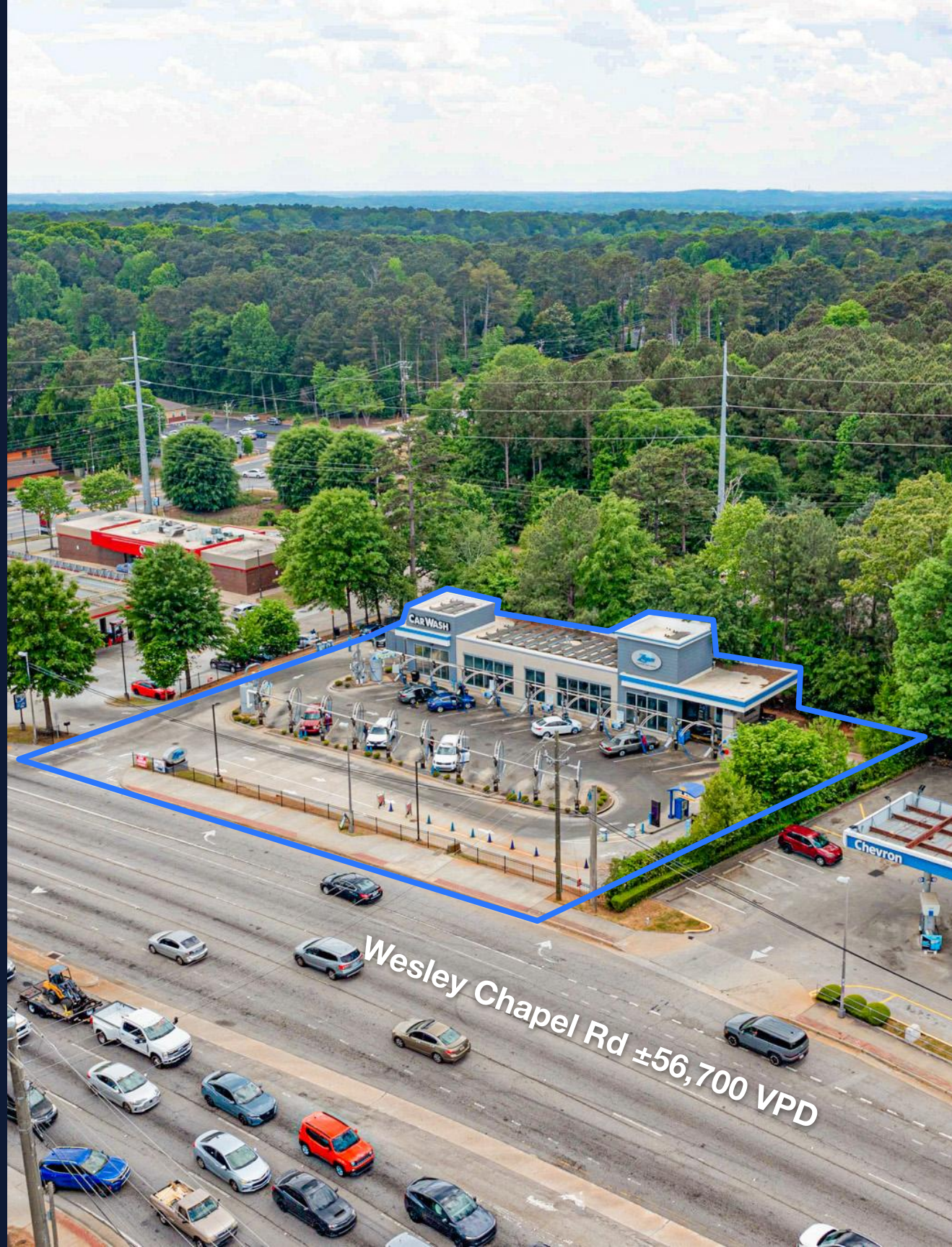
Maxx Bauman

Broker of Record

Broker Lic. No.: 451849 (GA)

Firm Lic. No.: Lic. No.: 80041 (GA)

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PROPERTY OVERVIEW

Zoom Express Car Wash
2715 Wesley Chapel Rd Decatur, GA 30034



Investment Highlights

- **Express Tunnel Owner/User Opportunity** – Opportunity to acquire the building, business and underlying real estate for an operating express tunnel car wash.
- **Unlimited Wash Club | Recurring Revenue Stream** – Wash benefits from an unlimited membership model, providing a consistent and predictable revenue stream. Unlimited pricing options of \$20, \$25, \$30, and \$35.
- **Exceptional Exposure | High Visibility Site** – Traffic counts along Wesley Chapel Rd exceed ±56,700 VPD providing exceptional visibility.
- **Strong Local Economics** – Consumers within a 1-mile radius spend over \$23 million annually on transportation and maintenance, and over \$581 million annually within a 5-mile radius.
- **Special Tax Advantage** – Under IRS Code Sections 179 these types of properties can qualify for business expense deductions up to 40 percent of the cost in the first year. Some car washes even qualify for “bonus depreciation” for personal property acquisitions in addition.

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

\$3,750,000

List Price





 **Wesley Club Apartments**
±257 Units



± 14,200 VPD



Subject Property 



Wesley Chapel Rd ± 56,700 VPD



Snapfinger Rd ± 22,100 VPD



Wesley Chapel Rd ± 56,700 VPD

FACILITY SUMMARY

Zoom Express Car Wash
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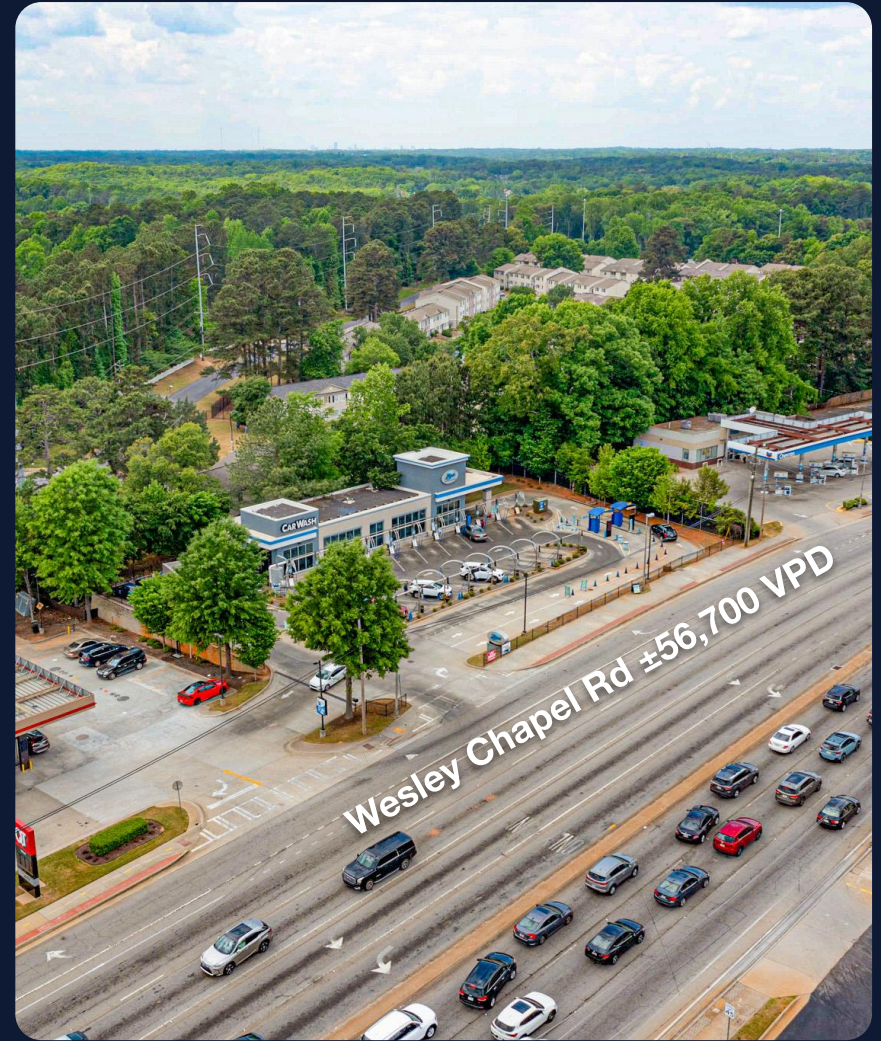
2715 Wesley Chapel Rd Decatur, GA 30034

Facility Summary

Wash Type	Express
Tunnel Length/Conveyor	120' / 110'
Equipment	PECO
Vacuums	19, Vacutech
Pay Stations	2, Washify
Year Built/Opened	2021
Hours of Operation	Mon–Sun: 8:00am – 8:00pm
Lot Size	±0.77 AC
Vehicles Per Day	±56,700 VPD
Single Wash Pricing	\$10, \$15, \$20, \$25
Unlimited Wash	\$20, \$25, \$30, \$35



Property Photos



Single Wash & Membership Pricing



ULTIMATE SHINE
\$39.99
\$35 Savings
ON YOUR 3RD VISIT

EXTREME SHINE
\$29.99
\$30 Savings
ON YOUR 3RD VISIT

WHEEL & TIRE SHINE
\$24.99
\$25 Savings
ON YOUR 3RD VISIT

EXPRESS SHINE
\$19.99

Join Our Unlimited Monthly Program Today!
Join our Family Plan for ONLY \$20.00 a month

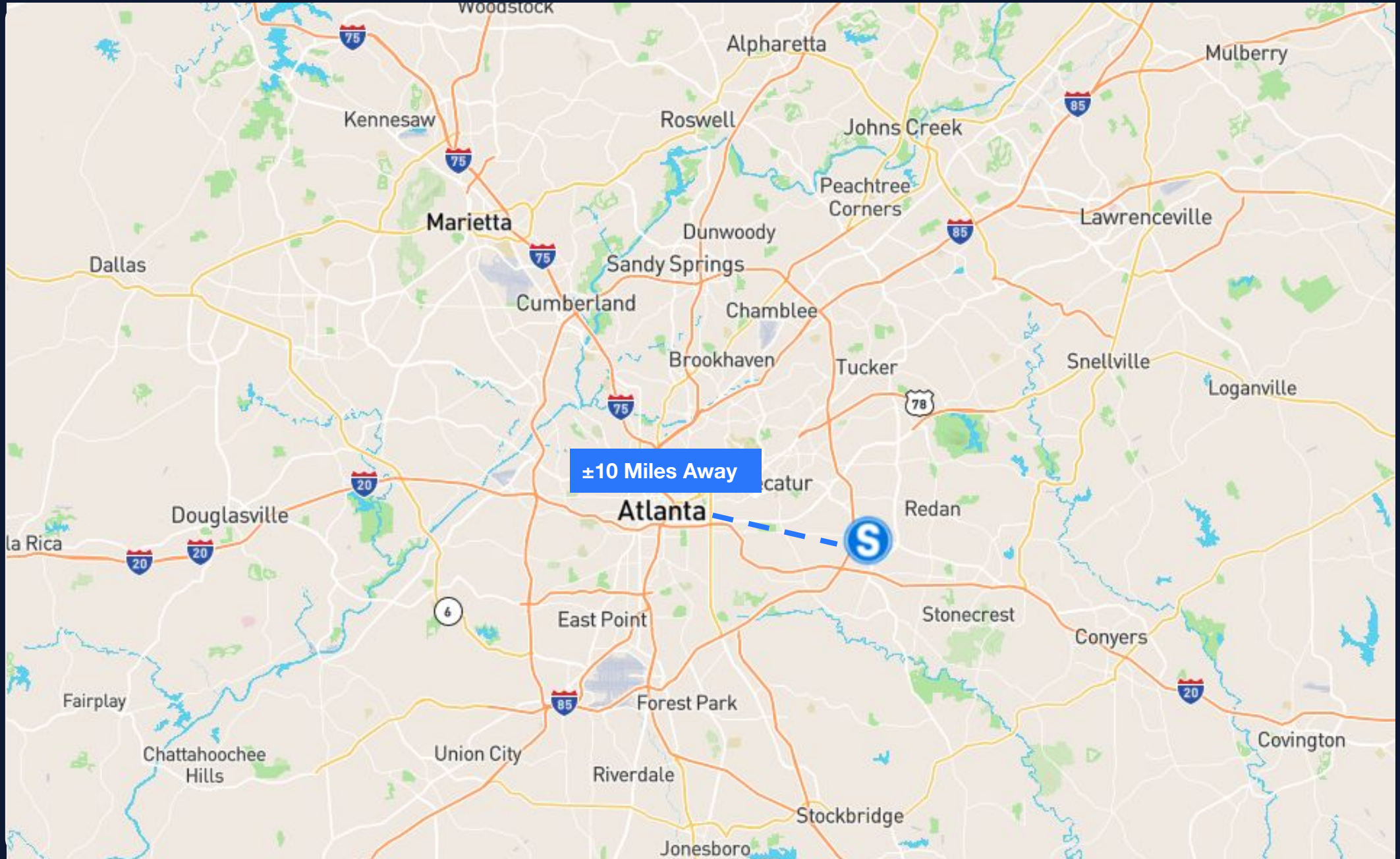
SINGLE WASH PACKAGES

\$27.00 ULTIMATE CERAMIC SHINE	\$22.00 EXTREME SHINE	\$17.00 WHEEL & TIRE SHINE	\$12.00 EXPRESS SHINE
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MARKET OVERVIEW

Zoom Express Car Wash
2715 Wesley Chapel Rd Decatur, GA 30034



Decatur, GA



Market Demographics

24,000+
Total Population

\$108,000
Median HH Income

13,000+
Employed Population

38
Median Age

Local Market Overview

Decatur, Georgia is an established inner-ring suburb of the Atlanta metropolitan area, known for its strong residential appeal, walkable downtown, and highly regarded public schools. The city benefits from consistent population stability supported by its proximity to major employment hubs in Downtown Atlanta, Midtown, and the Emory/CDC corridor. Household incomes in Decatur trend above regional averages, driven by a well-educated population and a concentration of professional occupations in healthcare, education, and technology. The area's historic charm combined with modern infill development continues to attract young professionals, families, and empty nesters seeking accessibility and quality of life.

The local economy is closely tied to Atlanta's broader growth dynamics, with Decatur offering a more intimate, community-oriented environment while maintaining direct connectivity via MARTA rail and major thoroughfares. Retail and dining options are concentrated in a vibrant downtown district, supporting strong foot traffic and local spending. Continued investment in mixed-use developments and infrastructure improvements reinforces long-term demand fundamentals, positioning the area as a resilient and desirable submarket within the greater Atlanta region.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
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Current Year Estimate	8,158	76,473	215,922
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Households	1-Mile	3-Mile	5-Mile
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Current Year Estimate	3,013	29,202	82,347
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Income	1-Mile	3-Mile	5-Mile
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Average Household Income	\$97,009	\$90,806	\$91,004
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Atlanta, GA MSA

Atlanta is a major metropolitan center in the Southeast and one of the nation's most influential economic and cultural hubs. Known for its strong transportation infrastructure—anchored by Hartsfield-Jackson Atlanta International Airport, the world's busiest—Atlanta offers exceptional connectivity for both domestic and international business. The city's diverse economy is driven by sectors such as logistics, technology, film production, finance, and higher education. With a rapidly growing population, pro-business environment, and significant corporate presence—including numerous Fortune 500 headquarters—Atlanta combines affordability, talent, and innovation.

Retailers and businesses operating in Atlanta benefit from a growing and diverse consumer base, steady population gains, and robust demand across its urban and suburban markets. With its position as a major transportation hub, expansive highway infrastructure, and the world's busiest airport, Atlanta supports long-term commercial growth and economic resilience. The city consistently outperforms national benchmarks in job growth and in-migration, driven by its role as a corporate headquarters hub, its thriving entertainment and tech sectors, and favorable cost of living. Strong demographic fundamentals, cultural vibrancy, and continued infrastructure investment further reinforce Atlanta's position as a resilient and strategically positioned market for retail growth.

Total Population
6.4 Million

Annual Visitors
50 Million

Tourism Economic Impact
\$18 Billion

GDP
\$570.7 Billion



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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 2715 Wesley Chapel Rd, Decatur, GA, 30034 ("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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.