

Chad's Body Shop & Towing

180 Saluda St, Chester, SC 29706

Retail
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

Chad's Body Shop & Towing
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Property Highlights



Property Highlights

- ±6,900 SF Collision Repair & Towing Facility on 1.71 acres, including a vacant but fully operational six-bay self-service car wash that can be reactivated for additional income
- Large Outdoor Yard with plenty of space for tow trucks, customer vehicles, parking, and future growth.
- Efficient Shop Layout designed for both collision repair and towing operations.
- Easy Access to Interstate 77 and the surrounding Chester County market.

Location Highlights

- Prime I-77 Location between Charlotte, NC and Columbia, SC
- Strong Local Demand driven by nearby manufacturers, distribution centers, and commercial businesses.
- Limited Local Competition compared to larger surrounding markets.
- Business-Friendly Market with lower operating costs and more affordable real estate than nearby metro areas.



DOLLAR GENERAL



North Central
FAMILY MEDICINE

TRUIST

Chester County Library
Public Library

Spot Food Store
Convenience Store



True Value

Chester County Clerk of Court
County Government Office

UNITED STATES
POSTAL SERVICE

Saluda St

Subject Property

Opportunity Highlights

\$1,300,000

Business & Real Estate Included

Business Opportunity Highlights

- **Established Collision Repair & Towing Business** generating approximately \$1 million in annual revenue.
- **Owner-User Opportunity** with over 30 years of operating history, an established customer base, and a strong local reputation.
- **Diversified Revenue Streams** from collision repair, towing, roadside assistance, and commercial work.
- **Turnkey Operation** with experienced employees and a fully equipped collision repair and towing facility.
- **Value-Add Opportunity** to expand towing contracts, grow fleet and insurance work, increase collision volume, or reactivate the on-site car wash.
- **Limited Local Competition** supported by a loyal customer base and strong repeat business.
- **Established Commercial & Municipal Relationships** providing recurring revenue opportunities.
- **Essential Service Business** operating in a necessity-based industry with consistent long-term demand.



Shop Photos

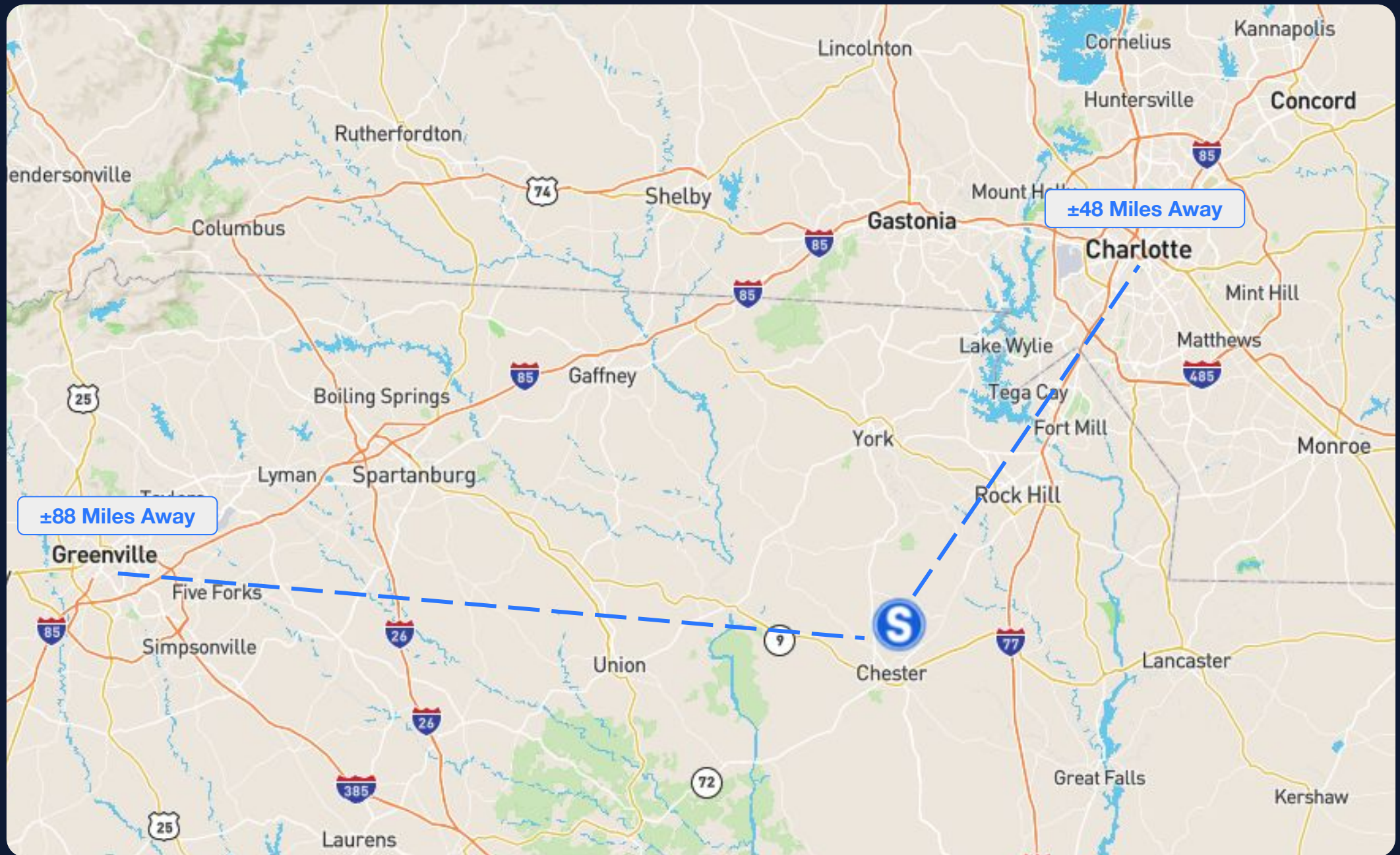


Carwash & Tow Lot



Market Overview

Chad's Body Shop & Towing
180 Saluda St Chester, SC 29706



Chester, SC

Market Demographics

5,324

Total Population

\$46,138

Median HH Income

2,700

Employed Population

7.5%

Retail Vacancy

Local Market Overview

Located in the heart of Chester County, Chester serves as a regional commercial center positioned between the Charlotte and Columbia metropolitan areas along the Interstate 77 corridor. The city's strategic location provides retailers with access to both local residents and travelers while benefiting from ongoing industrial investment throughout the county. Chester's economy is supported by manufacturing, healthcare, education, government services, and logistics, creating a stable employment base that drives daily retail demand. Continued economic development efforts are focused on expanding commercial opportunities, attracting new employers, and strengthening downtown revitalization initiatives.

Retail fundamentals are supported by a loyal local consumer base and a recognized opportunity to capture additional spending currently leaving the market. Chester County has identified significant retail leakage across numerous categories and has implemented an active retail recruitment strategy to expand shopping options. The property's downtown location places it near government offices, schools, community services, and established neighborhoods, providing consistent daytime traffic and neighborhood convenience demand.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	10,964	13,442	20,987
Current Year Estimate	11,127	13,566	20,898
2020 Census	11,566	13,996	21,168
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	4,411	5,377	8,403
Current Year Estimate	4,540	5,503	8,476
2020 Census	4,657	5,620	8,490
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$64,718	\$68,655	\$76,372

Charlotte, NC ±48 Miles

Market Overview

Charlotte is the county seat and the largest city in Mecklenburg County, North Carolina. With a population of over 879,000 people, Charlotte is the largest city in North Carolina and the 16th largest city in the United States. It is also the third-largest Banking Center in the country. It is home to several headquarters of prosperous companies such as Bank of America and Truist Financial. Charlotte is known for being a world-class city through a variety of art, science, and historical attractions, all while retaining its small-town charm.

Referred to as the Queen City, Charlotte is home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame, and the U.S. National Whitewater Center. The quality of life enjoyed by residents of Metropolitan Charlotte is an important factor in the tremendous growth of the city and surrounding rural acreage. An undisputed hub for entertainment and culture, the city draws regional audiences to performances and events at the North Carolina Blumenthal Performing Arts Center and other venues.

Total Population

2.83 Million+

Median HH Income

\$80,201

Annual Visitors

30 Million+

GDP

\$255.7 Billion



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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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