



3107 N Pleasantburg Dr, Greenville, SC 29609

Retail Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By

Point of Contact



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Property Overview

Hurricane Express Wash
3107 N Pleasantburg Dr, Greenville, SC 29609



Investment Highlights

±1.55 AC
Lot Size

2019
Year Built

±30,300
VPD

Property Highlights

- Hurricane Express Wash is offered as a combined business and real estate acquisition, providing a buyer with an established, fully operational car wash and the immediate benefit of a loyal membership base and proven cash flow.
- The property features an express tunnel car wash with an approximately 100-ft tunnel and 22 vacuum stalls, supporting a strong recurring membership base of approximately 1,941 active members.
- Situated on approximately 1.55 acres along N Pleasantburg Drive, the property benefits from excellent visibility on a major commercial corridor with a 45 MPH speed limit and traffic counts of approximately 30,300 vehicles per day.
- The site is located just 8 minutes from Downtown Greenville with convenient access to Interstate 385 and Interstate 85, providing excellent regional connectivity throughout the Greenville market.
- The property is positioned near Cherrydale Point Shopping Center and is surrounded by a strong mix of national retailers, including The Home Depot, Target, Regal Cinemas, T.J. Maxx, Petco, Ingles Market, ALDI, and Bob Jones University, driving consistent consumer traffic to the area.





Cherrydale Mall

REGAL **Ingles** **ROSS** **SHOE**
DRESS FOR LESS CARNIVAL
TJ-maxx **DOLLAR TREE** **OLD NAVY** **CRACK**
Bath & Body Works **Rainbow** **HIBBETT** **SPORTS** **FITNESS**



CHASE
Corporation
Warehouse
±100 Employees

URGENT CARE
Bon Secours
Pet Super market
AT&T



Henkel
Manufacturer
±75 Employees

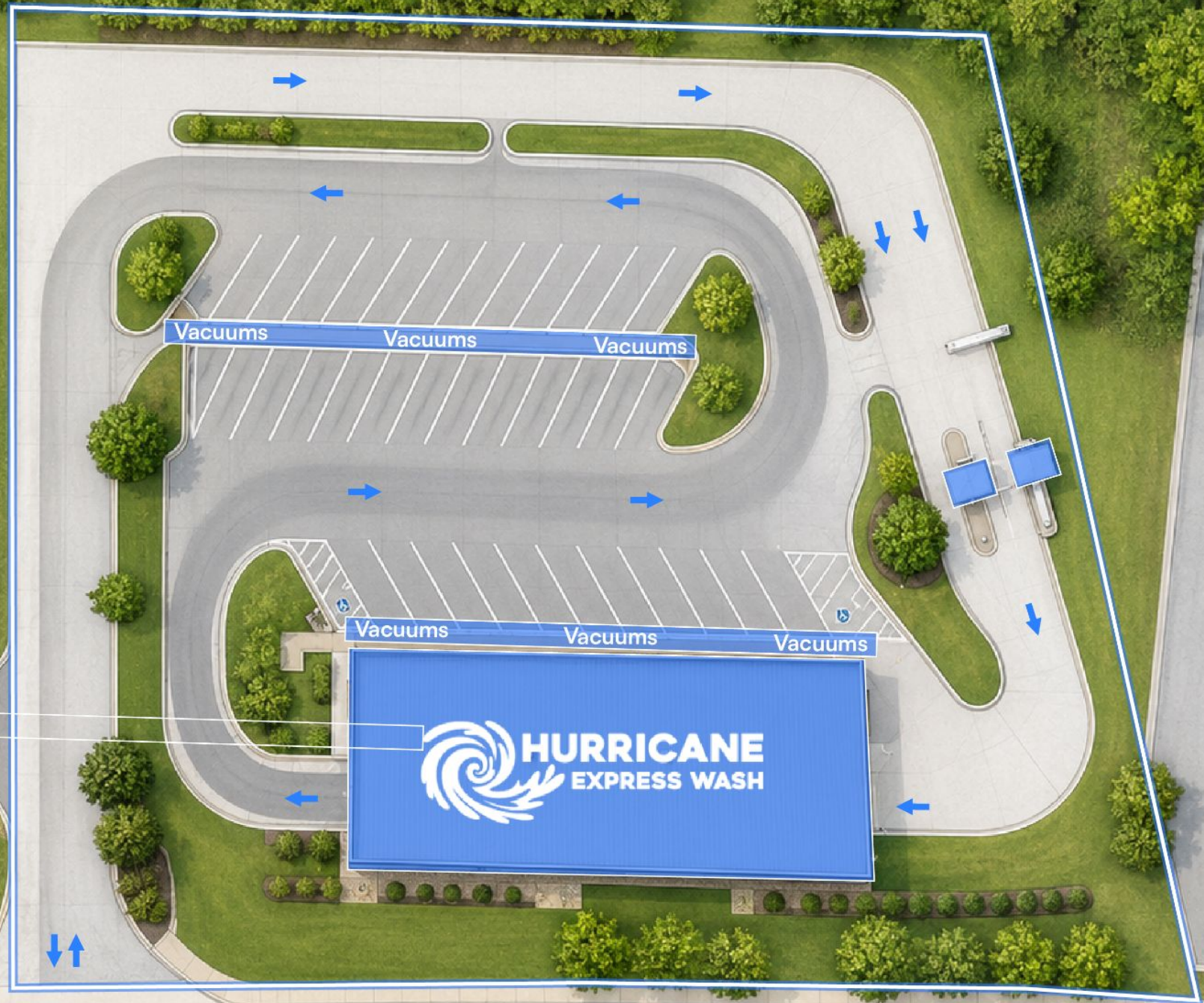


 **BOB JONES UNIVERSITY**
EST. 1927
Bob Jones University
±2,600 Students | ±750 Employees
±3 Miles Away

 **HURRICANE EXPRESS WASH**
Subject Property



N Pleasantburg Dr ± 30,300 VPD



N Pleasentburg Dr ± 30,300 VPD

3107 N Pleasantburg Dr
Greenville, SC 29609

\$5,000,000
List Price

Tenant Hurricane Express Wash

Type of Sale Business and Real Estate

Car Wash Type Express

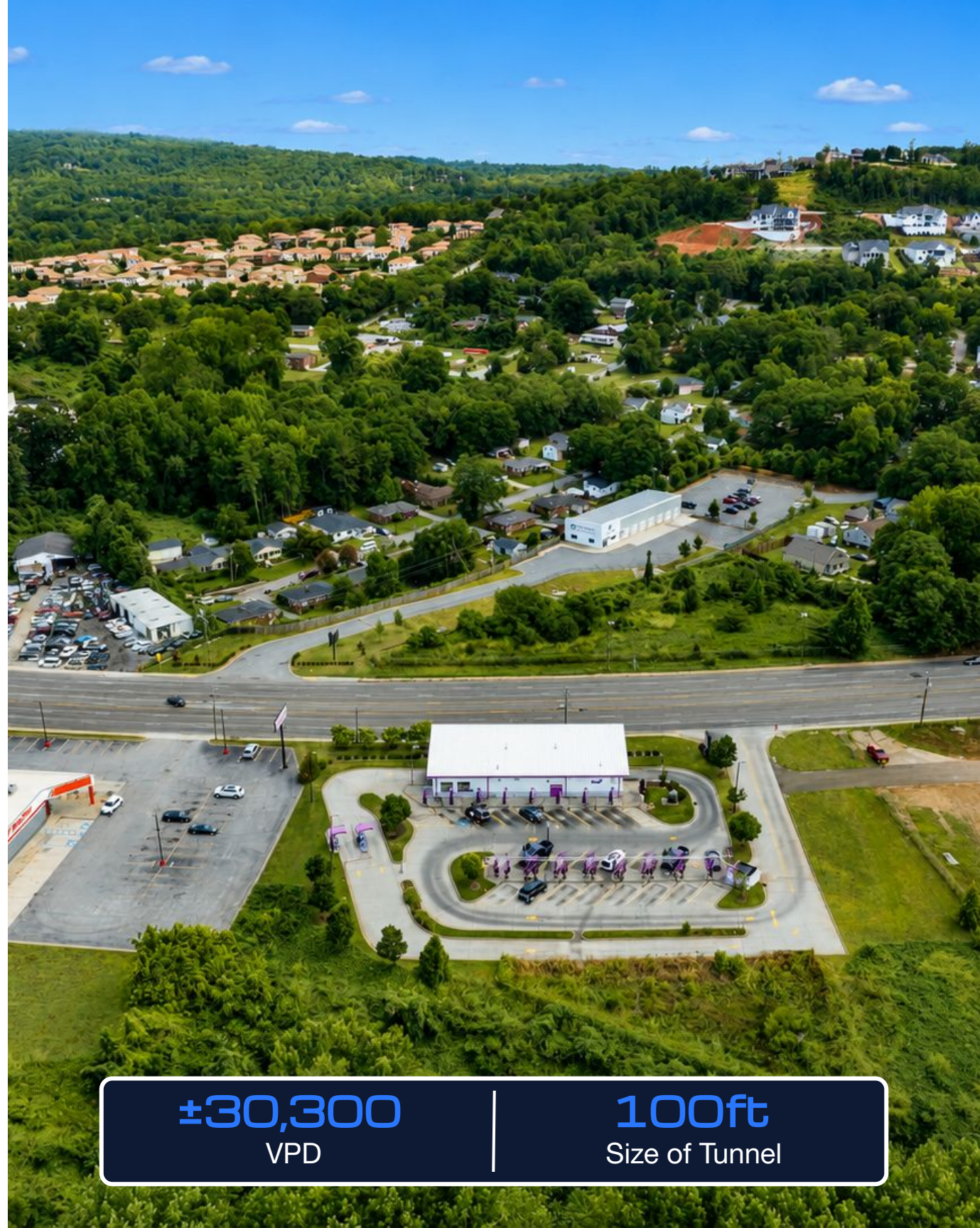
Lot Size ±1.55 AC

GLA ±4,316 SF

Year Built 2019

of Vacuums 22

POS Stations 2 (Sonny's)

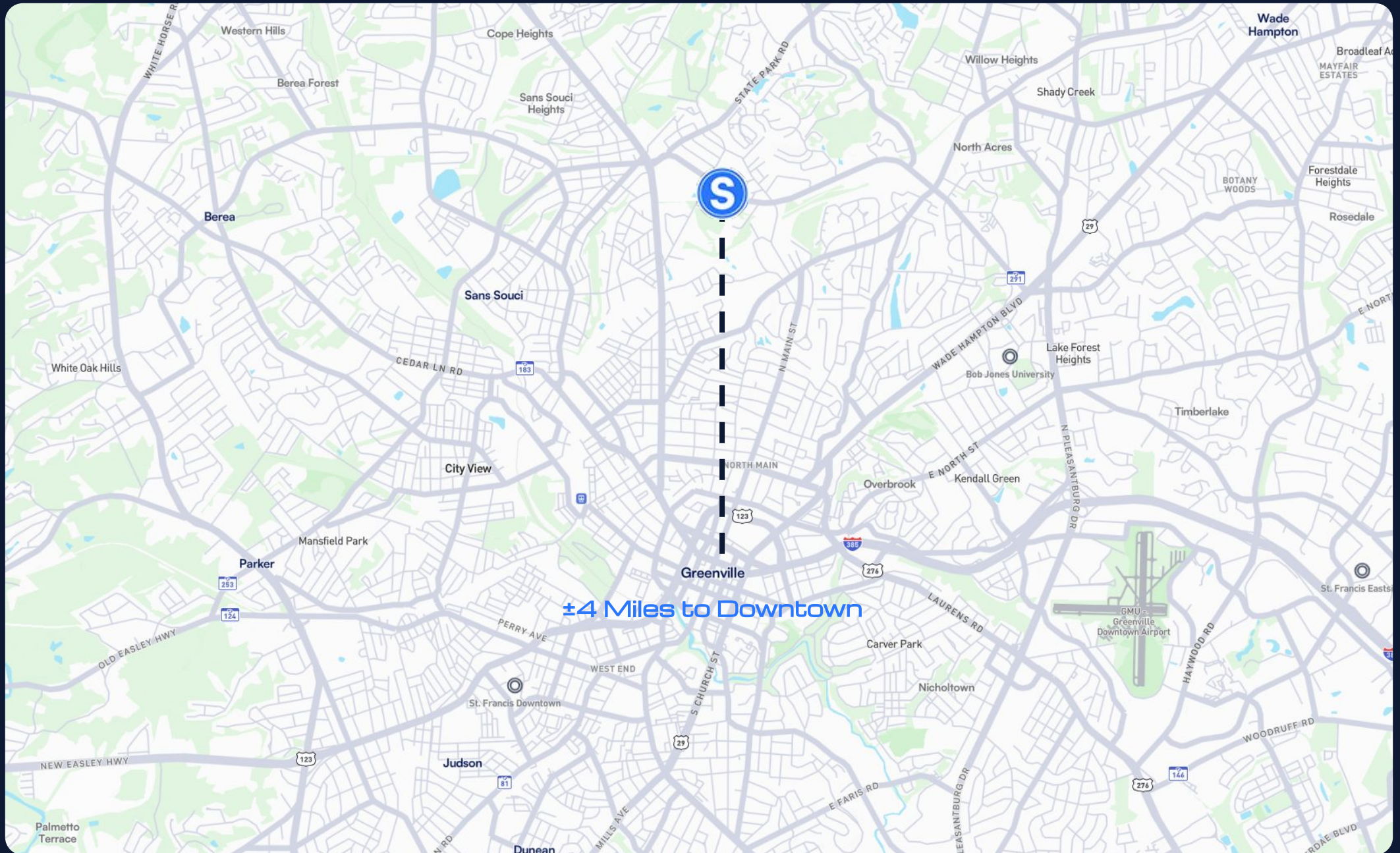


±30,300
VPD

100ft
Size of Tunnel

Market Overview

Hurricane Express Wash
3107 N Pleasantburg Dr, Greenville, SC 29609



GREENVILLE, SC



Local Market Overview

Nestled in the foothills of the Blue Ridge Mountains in South Carolina, the city of Greenville combines traditional southern charm, stunning natural beauty, and modernism to create a popular emerging destination. Greenville is in the mountainous northwest, or “upstate”, of South Carolina, in the center of an old textile and agricultural region. With an increasing population, Greenville is the largest city in the region. Living costs in the city are low and there is abundant quality housing close to the city.

Greenville offers many activities and attractions from a world-class collection of museums, galleries, and theaters to plentiful outdoor activities in the Blue Ridge Mountains to the north. With quaint shops, boutiques, and excellent restaurants, Greenville’s downtown area houses the largest concentration of the city’s businesses and financial institutions. It maintains its vibrant, revitalized downtown area, which has been ranked among “America’s Ten Best” by Forbes. The BMW plant and several other new manufacturing entities have sprung up mostly to the east towards Spartanburg, all of which have contributed to a vibrant economy and new infrastructure.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,292	72,359	173,703
Current Year Estimate	5,993	69,160	167,016
2020 Census	5,558	65,039	158,034
Growth Current Year-Five-Year	4.98%	4.63%	4.00%
Growth 2020-Current Year	7.83%	6.34%	5.68%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,644	31,492	74,526
Current Year Estimate	2,530	30,026	71,837
2020 Census	2,332	27,249	66,613
Growth Current Year-Five-Year	4.52%	4.88%	3.74%
Growth 2020-Current Year	8.47%	10.19%	7.84%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$148,657	\$106,988	\$109,790

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

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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.

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