



2900 West Hampton Blvd, Taylors, SC 29687

**Retail
Investment Opportunity**
Offering Memorandum



MATTHEWS™

Exclusively Listed By

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Property Overview

Hurricane Express Wash
2900 West Hampton Blvd Taylors, SC 29687



Investment Highlights



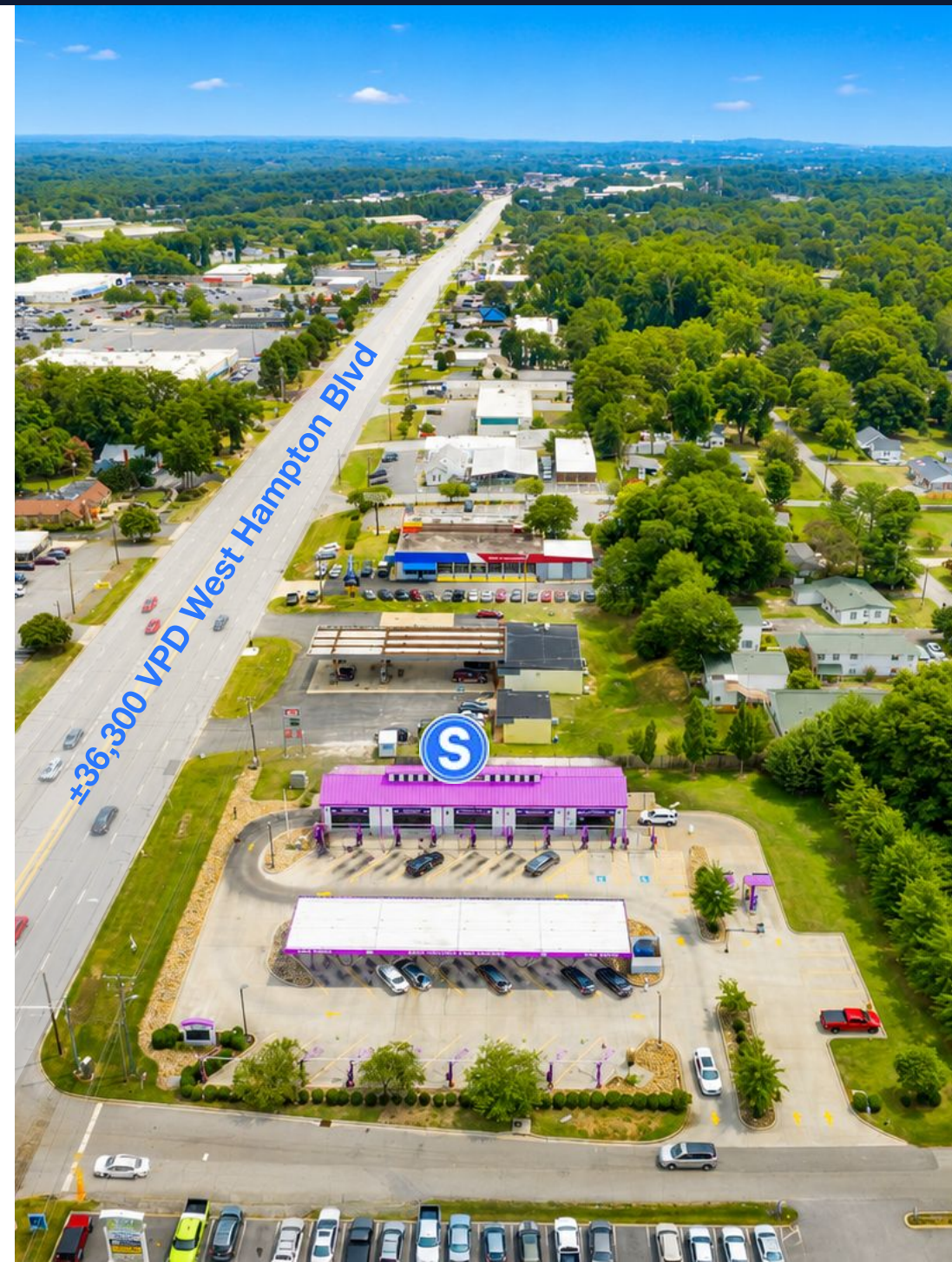
±1.72 AC
Lot Size

2022
Year Acquired

±36,300
VPD

Property Highlights

- Hurricane Express Wash is offered as a combined business and real estate acquisition, providing a buyer with full operational control and immediate access to the site's established membership base.
- The property sits on a 1.72-acre parcel improved with a modern 4,193 SF facility featuring an approximately 120-foot tunnel, 24 vacuum stalls, and an efficient operating layout currently serving 1,861 active members.
- Positioned along Wade Hampton Blvd / U.S. 29, a major commercial corridor with a posted 45 MPH speed limit, the site benefits from excellent visibility and exposure to approximately 36,300 vehicles per day.
- The property is located approximately 0.5 miles from Walmart and is surrounded by established retail destinations, including Lake Forest Shopping Center and Taylor Square, generating consistent consumer traffic near Bob Jones University.
- The corridor is well-positioned for continued growth, supported by the planned 336-unit "The One at Taylors" multifamily development, targeted for Fall 2027, along with broader roadway infrastructure improvements.
- The acquisition may provide opportunities for cost segregation and accelerated depreciation on qualifying equipment and improvements, subject to buyer verification with its tax advisor.





**BOB JONES
UNIVERSITY**

EST. 1927

Bob Jones University

±2,600 Students | ±750 Employees
±2.6 Miles Away



**SUNLAND
DISTRIBUTION, INC.**

An ISO Certified Company

Warehouse

Wade Hampton Plaza Shopping Center

Publix BEALL'S
Live Life Local



PET SUPPLIES PLUS

The Greenville News

greenvilleonline.com

Distribution service

**Walmart
Supercenter**

Taylor's Square

**FIREHOUSE
SUBS**

FOUNDED BY FIREMEN

T-Mobile

**MURPHY
USA**



**WAFFLE
HOUSE**

**Firestone
Advance
Auto Parts
Bojangles**



Wade Hampton Blvd ± 36,300 VPD



**HURRICANE
EXPRESS WASH**

Subject Property

Hampton Village Shopping Center

AutoZone

Vance St

Wade Hampton Blvd ± 36,300 VPD

Vance St



Vacuums Vacuums Vacuums
Vacuums Vacuums Vacuums



2900 West Hampton Blvd
Taylors, SC 29687

\$4,000,000
List Price

Tenant Hurricane Express Wash

Type of Sale Business and Real Estate

Car Wash Type Express

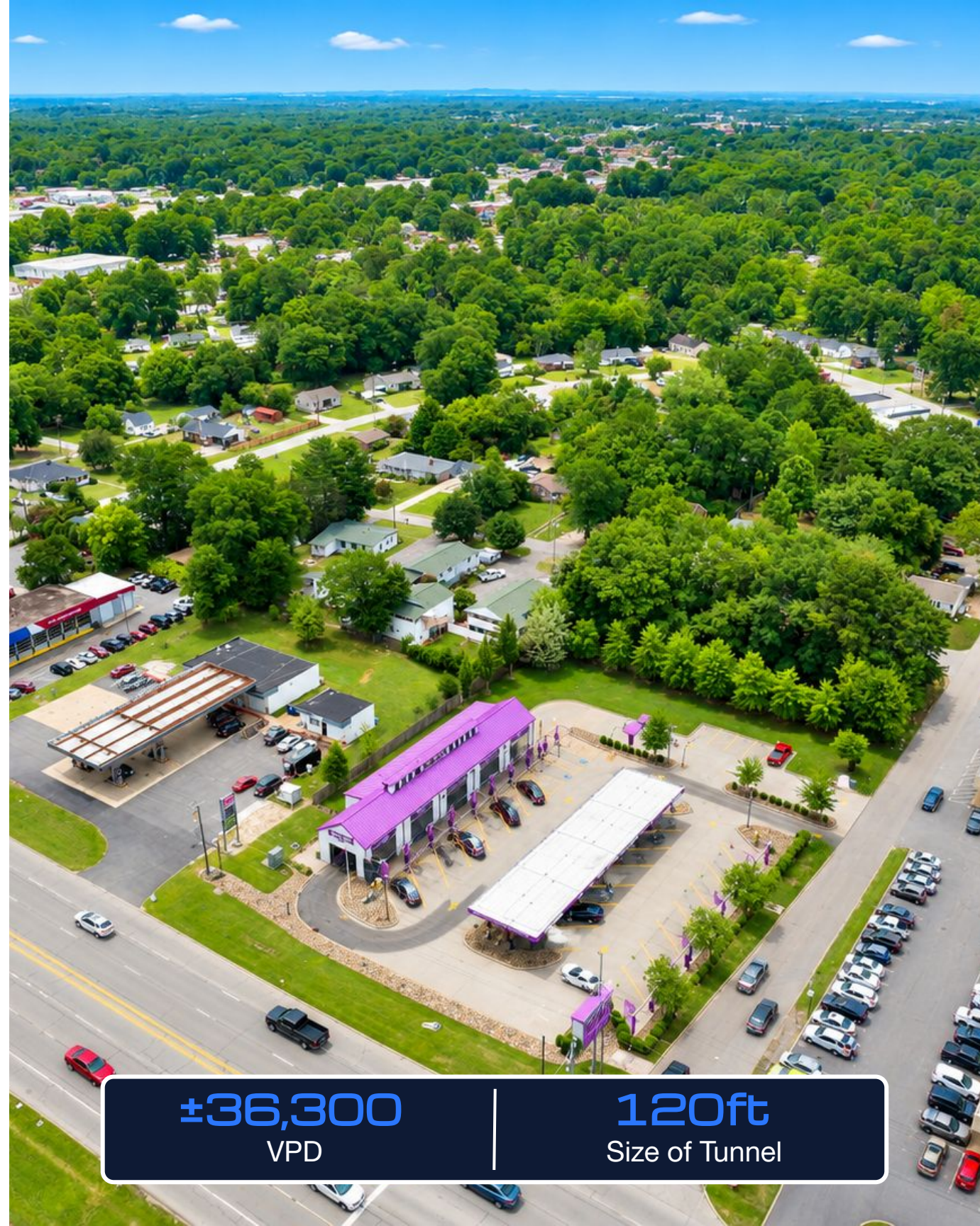
Lot Size ±1.72 AC

GLA ±4,193 SF

Year Acquired 2022

of Vacuums 25

POS Stations 2 (Sonny's)



±36,300
VPD

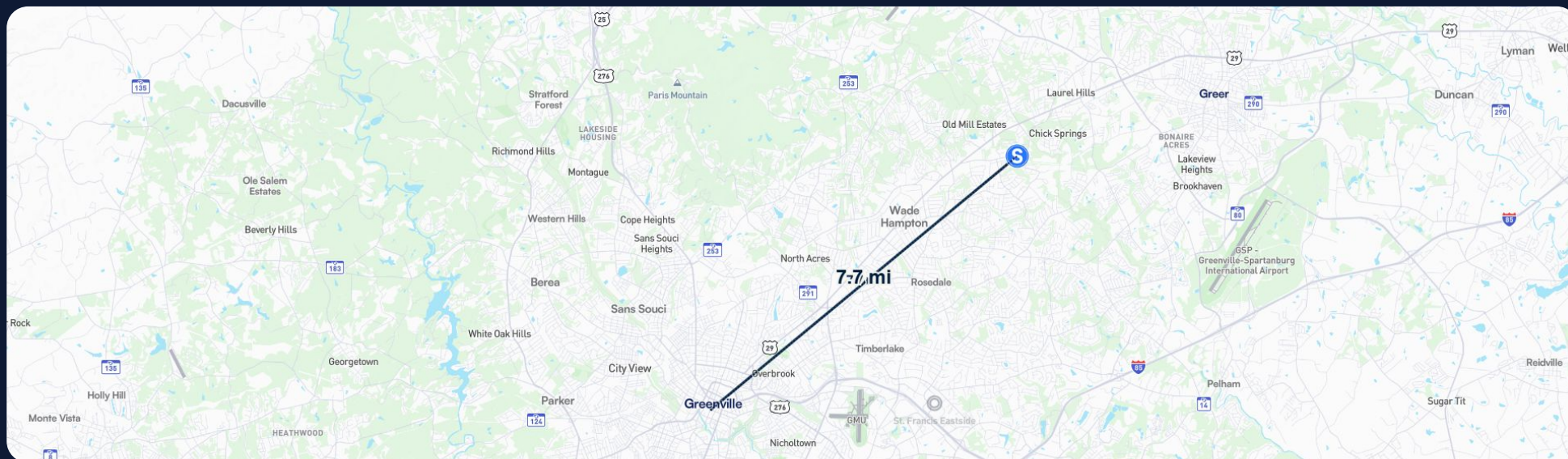
120ft
Size of Tunnel

Market Overview

Hurricane Express Wash
2900 West Hampton Blvd Taylors, SC 29687



TAYLORS, SC



Local Market Overview

Taylors, South Carolina is part of the Greenville-Anderson-Greer metropolitan area and continues to benefit from the broader Upstate South Carolina economy. The area has experienced steady population growth, supported by its location near major employment centers in Greenville and Greer. Manufacturing, healthcare, and education are among the largest employment sectors, while professional services and logistics also contribute to the local economy. Household incomes in Taylors are above the South Carolina average, and the community maintains a stable workforce with access to regional employers throughout Greenville County.

The housing market remains supported by population growth, strong owner-occupancy levels, and demand from both local residents and individuals relocating to the Upstate region. Median household income is approximately \$77,000, while median home values are in the mid-\$250,000 range, providing a relatively affordable option compared to many larger metropolitan areas. Taylors offers a mix of established neighborhoods and newer residential development, with convenient access to Interstate 85, Greenville-Spartanburg International Airport, and major employment corridors.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	6,081	54,242	136,456
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,395	21,802	56,015
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$104,645	\$116,893	\$115,559

GREENVILLE, SC MSA

Greenville, South Carolina, located in the foothills of the Blue Ridge Mountains, is a city with a strong historical foundation and a commitment to thoughtful growth. Once known for its prominence in textile manufacturing, Greenville has transitioned into a hub for business, culture, and recreation. The downtown area, carefully designed to prioritize walkability and community engagement, features a variety of shops, restaurants, and attractions. Falls Park on the Reedy, with its well-maintained gardens and distinctive Liberty Bridge, serves as a centerpiece of the city, balancing urban development with preserved natural elements.

Greenville is also recognized for its cultural and recreational opportunities. The Peace Center hosts performances ranging from orchestras to Broadway shows, while annual events such as Artsphere and Fall for Greenville draw visitors to experience art, food, and music. Outdoor amenities include the Swamp Rabbit Trail, a popular pathway for cycling and walking that links downtown with surrounding neighborhoods, and the nearby Blue Ridge Mountains, which provide options for hiking and outdoor exploration. Greenville's thoughtful integration of history, culture, and modern amenities has established it as a leading destination in the Southeast.



The Greenville metro area now exceeds 1 million residents, growing more than 9% since 2020.

- Greenville Journal, 2026

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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 **2900 West Hampton Blvd, Taylors, SC, 29687** ("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:

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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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