HURRICANE EXPRESS WASH

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	2022	±36,300
Lot Size	Year Acquired	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 to 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.

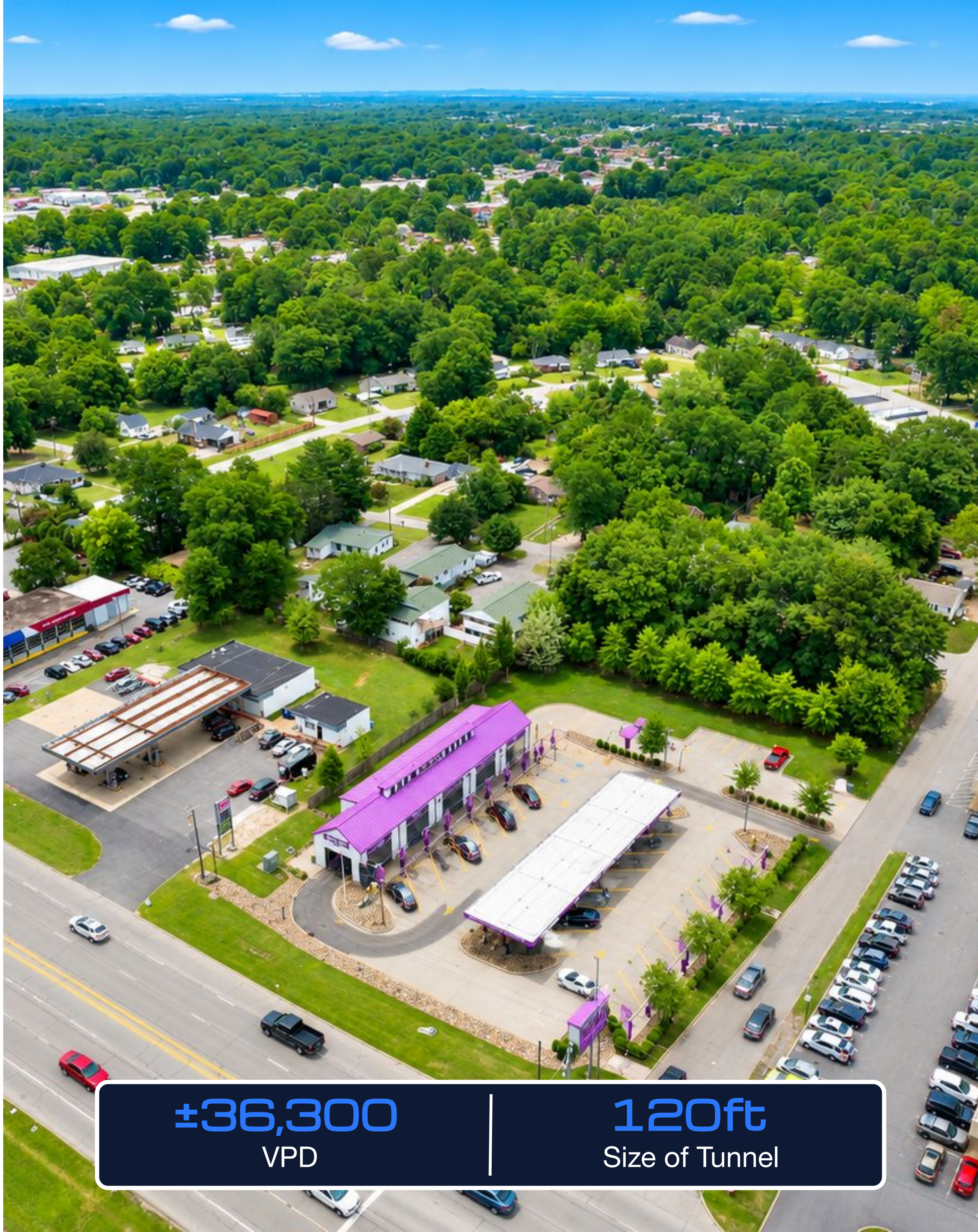
BOB JONES UNIVERSITY
EST. 1927
Bob Jones University
±2,600 Students | ±750 Employees
±2.6 Miles Away
SUNLAND DISTRIBUTION, INC.
An ISO Certified Company
Warehouse
The Greenville News
greenvilleonline.com
Distribution service
Walmart
Supercenter
Taylors Square
FIREHOUSE SUBS
FOUNDED BY FIREMEN
T Mobile
MURPHY USA
N
EL MATADOR
RESTAURANT
DUTCH BROS
WAFFLE HOUSE
Firestone
Advance Auto Parts
Bojangles
COUNTRY BOYS
GARDEN, GIFT, & HOME
Wade Hampton Plaza Shopping Center
Publix
BEALLS
Live Life Local
Chick-fil-A
Jersey Mike's SUBS
PET SUPPLIES PLUS
TRANSMISSIONS
AAMCO
TOTAL CAR CARE
Wade Hampton Blvd ± 36,300 VPD
HURRICANE EXPRESS WASH
Subject Property
Vance St
Hampton Village Shopping Center
AutoZone


HURRICANE
EXPRESS WASH
Vacuums
Vacuums
Vacuums
Vacuums
Vacuums
Vacuums
NE
Wade Hampton Blvd ± 36,300 VPD
Vance St

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)



Market Overview

Hurricane Express Wash
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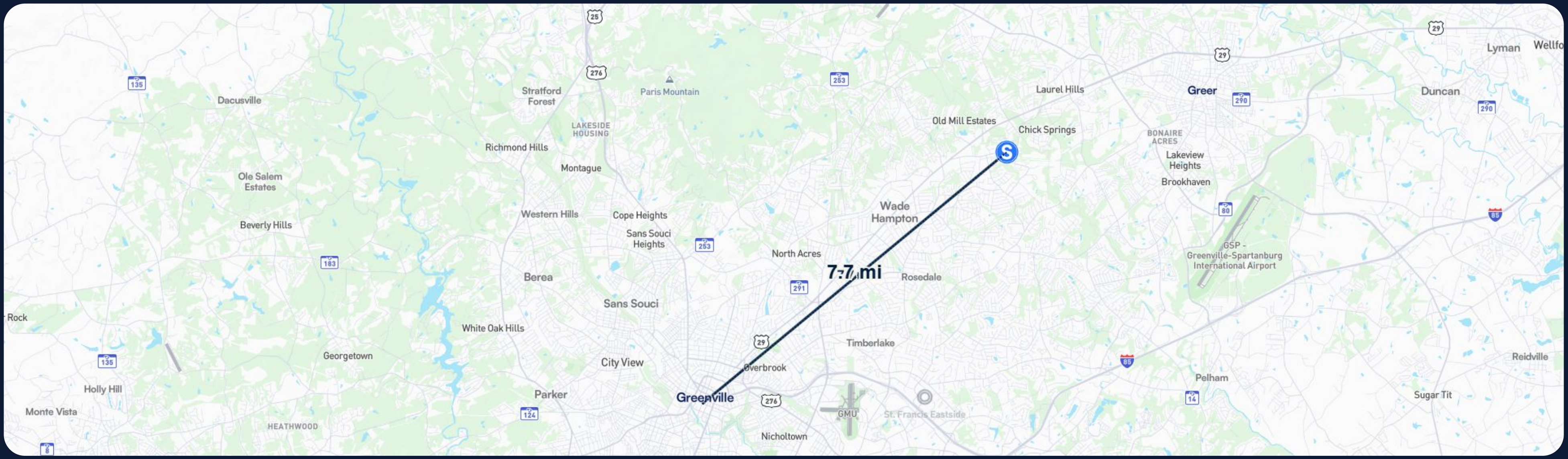
TAYLORS, SC



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 Artisphere 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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