LYON CAR WASH
FAMILY-OWNED SINCE 1967

Lyon Car Wash

1020 Plainfield Rd, Darien, IL 60561

Business & Real Estate Opportunity

Offering Memorandum

Self-Service & In-Bay Automatic Car Wash | Chicago MSA

MATTHEWS™

Exclusively Listed By

Ayman Sultan
Senior Associate
(623) 887-9651
Ayman.Sultan@matthews.com
License No. SA695342000 (AZ)

Matthew Fitzgerald
Broker of Record
Broker Lic. No.: 471021676 (IL)
Firm Lic. No.: 478027547 (IL)

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Property Overview

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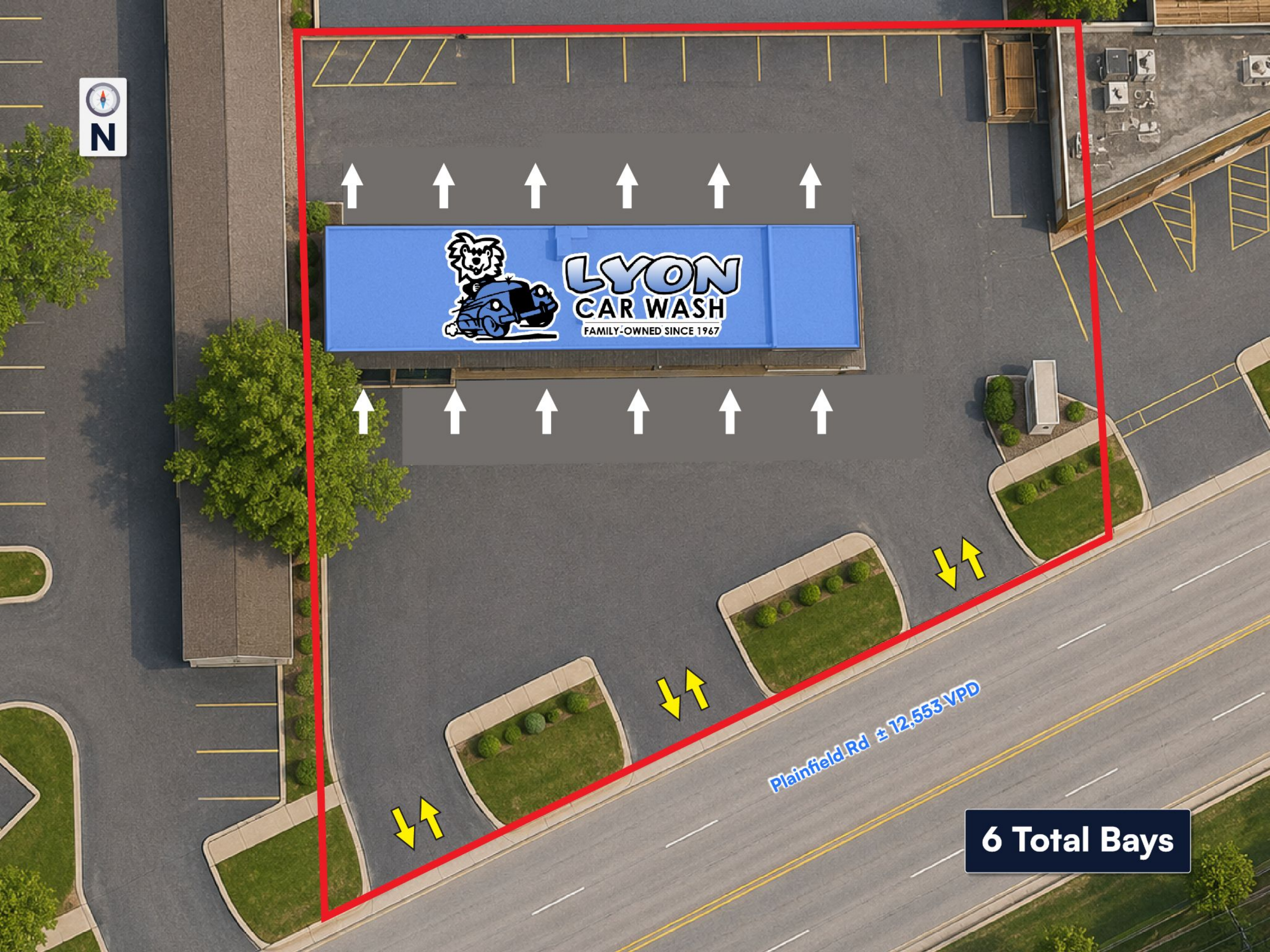
Investment Highlights

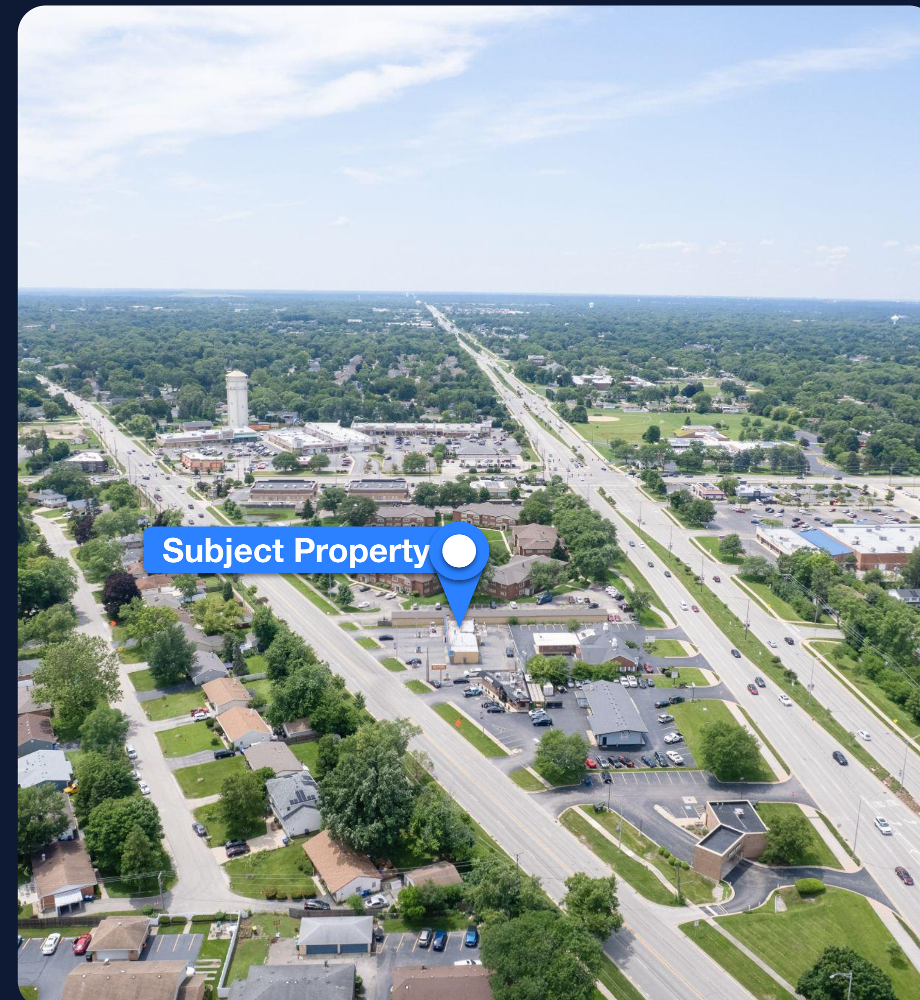
- **Owner/User Opportunity –** Acquire the business, building, and underlying real estate in a single transaction.
- **Proven Sales Performance -** High-volume location with a strong, consistent sales history and additional upside potential.
- **Established Market Presence -** 60+ years of operating history with a loyal customer base and strong market recognition.
- **Consumer Versatility -** Serving diverse customer profiles, Lyon Car Wash is equipped with 2 touchless IBAs, 4 self-serve bays, and 7 vacuum stations, with vending and upholstery shampooer options, open 24/7.
- **Equipment Condition –** Equipment in good working order and well-maintained to support high-volume customer flow, with recent improvements including brand-new Hamilton auto cashier kiosks, a combo vacuum/shampooer, new IBA roll-up door with updated IBA parts.
- **Limited Competition -** No standalone self-serve/IBA car wash competition within a 6-mile radius.
- **Affluent Demographic -** $130,000 average household income within a 3-mile radius.
- **Chicago MSA -** Positioned 23 miles from downtown Chicago, providing access to one of the nation's largest metropolitan markets.
- **Tax Benefits –** Car washes qualify for 100% bonus depreciation, creating the potential for enhanced investment returns. *Please consult with your CPA for details*

W
Darien Towne Centre
Walmart Supercenter
ALDI
THE HOME DEPOT
PETSMART
TGI FRIDAYS
O'Reilly AUTO PARTS
The Grove
TJ·MAXX
HomeGoods
BEST BUY
at home
The Home Décor Superstore
Chili's
White Castle
Advance Auto Parts
OLD NAVY
TACO BELL
DUNKIN'
Panera BREAD
menchie's
KOHL'S
Eisenhower Junior High School
±410 Students
Eisenhower Junior High School
±416 Students
Lace Elementary
±386 Students
Jewel-Osco
planet fitness
CHUCK E. CHEESE
THE ORIGINAL RAINBOW CONE
TACO BELL
BUONA
CHICAGO'S ORIGINAL ITALIAN BEEF
Concentra urgent care
Brookhaven Plaza
brookhaven MARKET
LOUISIANA KITCHEN
DUNKIN'
Speedway
POPEYES
ANYTIME FITNESS
Walgreens
CHARLEYS PHILLY STEAKS
STARBUCKS
Colonial Manor Apartments
±96 Units
75th St ± 20,821 VPD
Plainfield Rd ± 12,553 VPD
LYON CAR WASH
FAMILY-OWNED SINCE 1967
Subject Property
BROOSTER'S



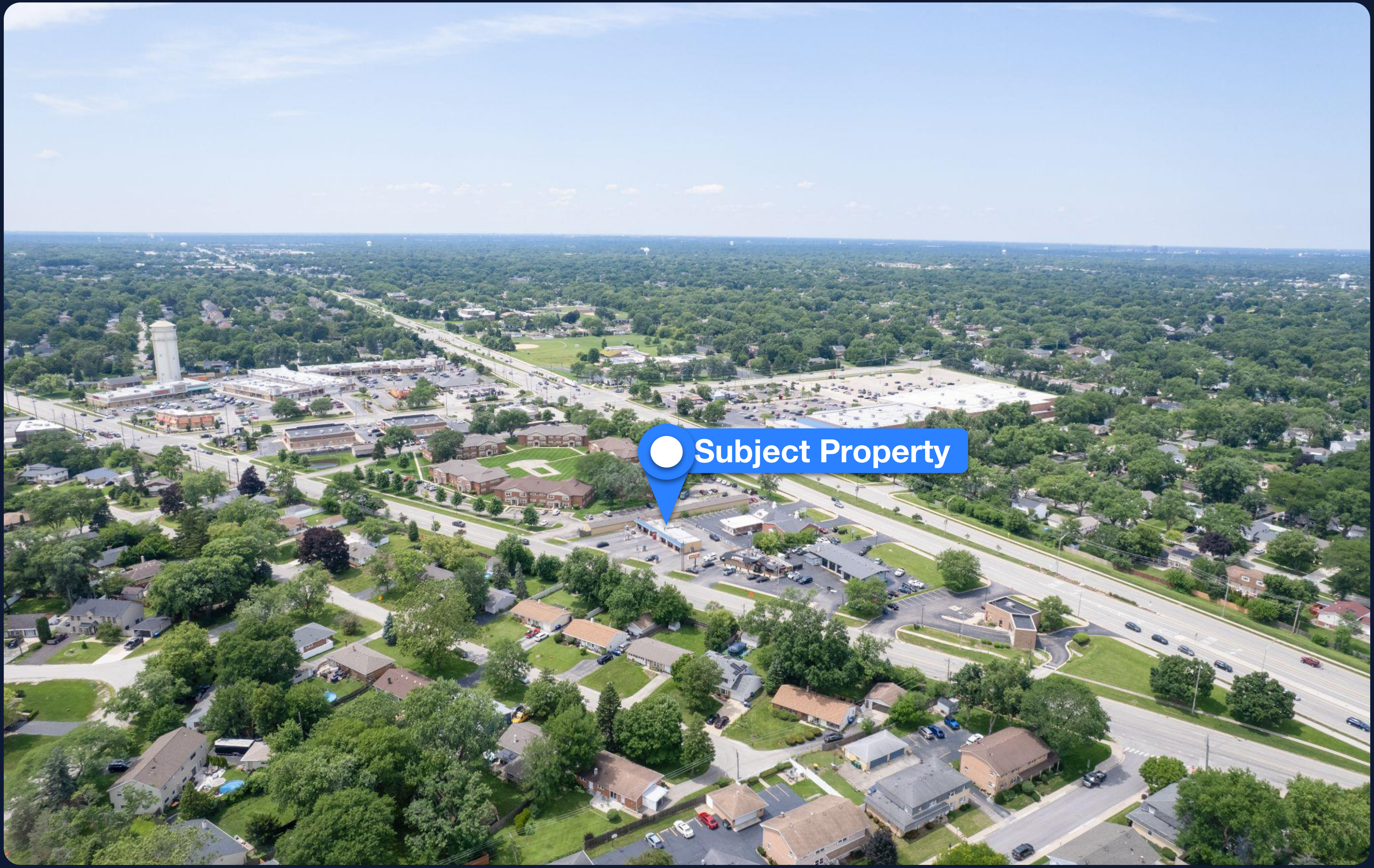
N
LYON
CAR WASH
FAMILY-OWNED SINCE 1967
Plainfield Rd ± 12,553 VPD
6 Total Bays

Property Photos



Financial Overview

Lyon Car Wash
1020 Plainfield Rd Darien, IL 60561



Property Overview

CONTACT AGENT FOR FINANCIALS
Ayman Sultan
623-887-9651
ayman.sultan@matthews.com

Sale Type	Business & Real Estate
Car Wash Type	Self-Service & Touchfree In-Bay Automatic
Total Bays	6
IBA Equipment	PDQ
Pay Station	Hamilton
Vacuums	6 + 1 Upholstery Shampooer
Lot Size	0.42 Acres
Traffic Count	±12,553 VPD
Equipment Condition	Good Working Order
Hours of Operation	Open 24/7
APN	09-27-300-008

Operator

Year Founded
1967

Headquarters
Darien, Illinois

Ownership Status
Privately Held

Locations
1

Brand Overview

Lyon Car Wash is a long-established, family-owned car wash operator serving the southwest Chicago suburbs since 1967. Located at 1020 Plainfield Road, Darien, Illinois, the business has built a strong local reputation through decades of continuous operation, emphasizing convenience, affordability, and customer service. Unlike many larger conveyor-style operators, Lyon Car Wash specializes in self-service bays and touchless automatic washes, catering to customers who prefer a high-quality, damage-free vehicle cleaning experience.

Why Invest in Lyon Car Wash?

- **Established Operating History:** Family-owned and operating continuously since 1967, demonstrating long-term business stability and resilience through multiple economic cycles.
- **Proven Local Brand:** Nearly six decades of serving the southwest Chicago suburbs has resulted in a loyal customer base and strong community recognition.
- **Essential Service Business:** Car wash services benefit from recurring demand driven by routine vehicle maintenance, seasonal weather conditions, and consumer preference for maintaining vehicle appearance and value.
- **Recession-Resilient Industry:** Car washes have historically exhibited stable demand, as vehicle cleaning represents a relatively low-cost discretionary expense compared to larger automotive maintenance items.
- **Prime Infill Location:** Situated on Plainfield Road in Darien, Illinois, the property benefits from established residential neighborhoods, commuter traffic, and strong local demographics.

Market Overview

Lyon Car Wash
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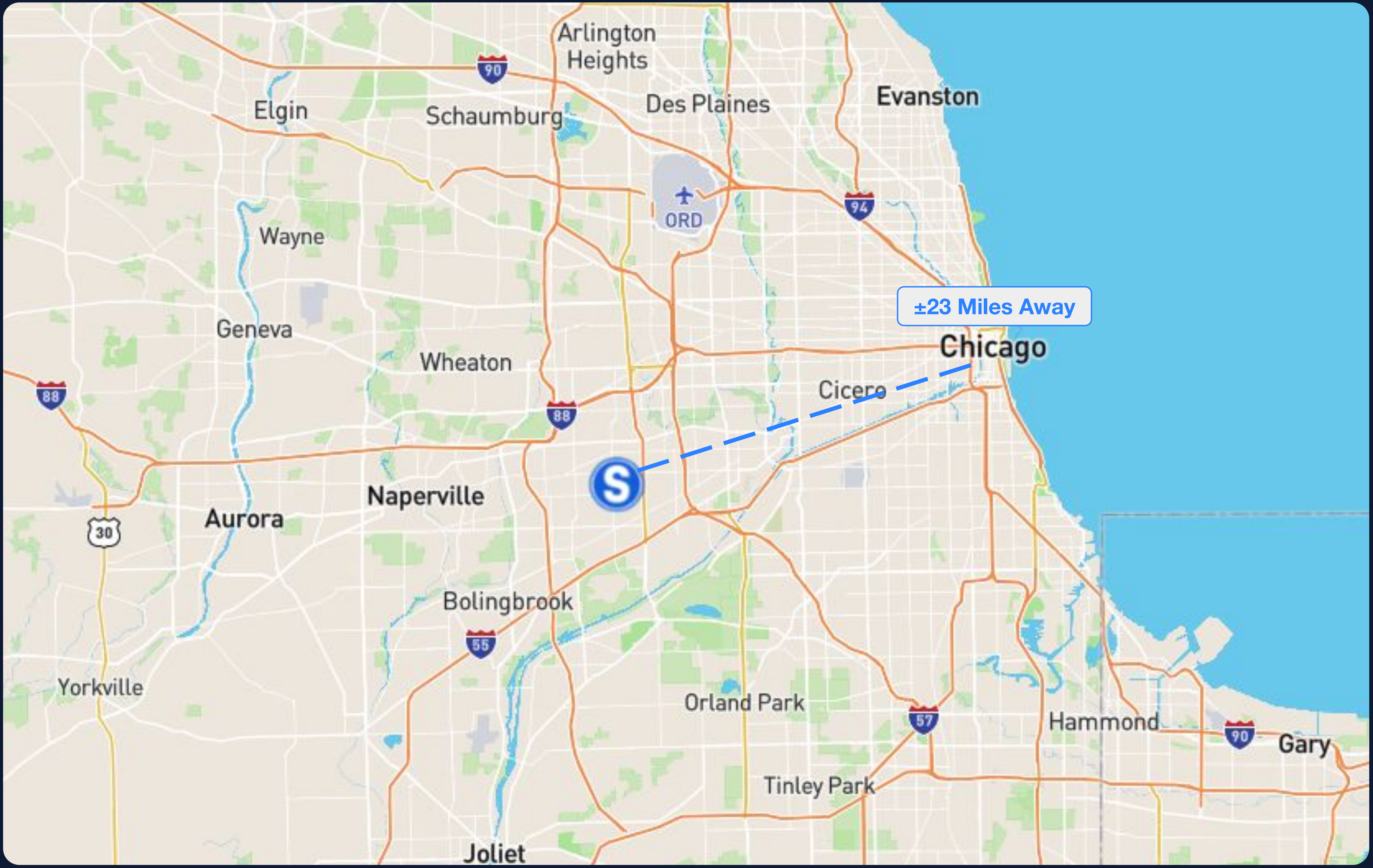


Darien, IL

Market Demographics

21,879
Total Population

$111,215
Median HH Income

10,700
Employed Population

4.2%
Retail Vacancy


Chicago, IL

Local Market Overview

Darien is an established DuPage County community positioned within Chicago's southwestern suburban corridor. The city combines an affluent residential base with convenient access to Interstate 55, Interstate 355, Route 83, and surrounding employment centers in Downers Grove, Oak Brook, Burr Ridge, and Naperville. Household incomes exceed national benchmarks, homeownership is high, and more than half of adult residents hold a bachelor's degree or higher. These characteristics support consistent demand for neighborhood retail, restaurants, personal services, medical uses, and other convenience-oriented concepts.

The Plainfield Road corridor functions as an important local commercial route serving established subdivisions, schools, municipal facilities, and nearby communities. The market benefits from a mature housing stock, limited availability of undeveloped land, and a consumer base with strong purchasing power. Darien's location near major highways allows retailers to serve both local households and customers traveling between eastern DuPage County and the Interstate 55 corridor.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	14,216	89,813	215,969
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	5,984	37,523	86,673
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$146,689	$160,399	$190,401

Chicago, IL

Chicago remains one of the nation's largest and most established multifamily markets, supported by a diverse economy, extensive public transit network, and broad renter base spanning urban and suburban communities. Continued demand from young professionals, students, healthcare workers, and corporate employees supports long-term apartment absorption throughout the metro. Chicago's combination of walkable neighborhoods, major employment centers, and relative affordability compared to coastal gateway markets continues attracting both residents and institutional multifamily investment across a wide range of product types and submarkets.

600K+
Apartment Units

9.42M+
Total Population

$1,963
Avg. Asking Rent/Unit

$94.4K
Median HH Income

3rd Largest
Inventory Among Major Metros

Source: CoStar Group; U.S. Census Bureau; Chicago Metropolitan Agency for Planning; World Business Chicago; Illinois Department of Commerce & Economic Opportunity | **2025 Dataset**

Employment

Chicago serves as the economic center of the Midwest, with a diverse employment base spanning finance, healthcare, logistics, manufacturing, transportation, and professional services. The market benefits from a concentration of corporate headquarters, one of the nation's largest central business districts, and a transportation network that connects businesses to domestic and global markets. Access to a highly educated workforce, major research institutions, and national transportation infrastructure supports corporate operations, business expansion, and investment activity throughout the region.

2025 Statistics

4.74M Total Employment Across MSA

28,500 New jobs added

24 of Illinois' 32 Fortune 500 Firms

#1 U.S. Rail Hub all 6 Class 1 railroads

Major Job Expansions & Corporate Investment

Microsoft
$1B+ in new Chicagoland data center infrastructure

CJ LOGISTICS
1M+ SF of expanded warehouse & logistics operations

PsiQuantum
150+ new jobs
$1B+ quantum computing campus

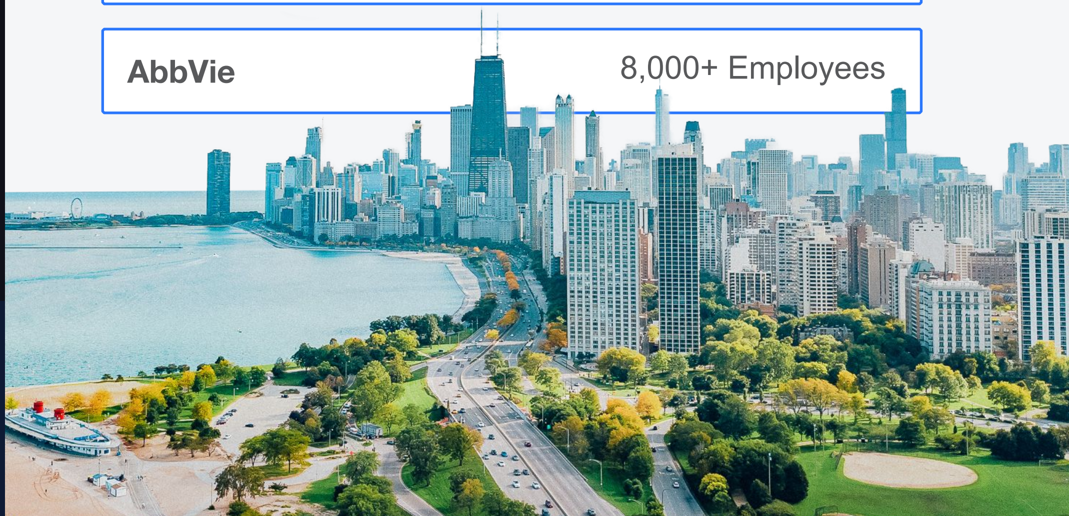
Google
Expanded to 1M+ SF engineering & cloud hiring

Source: CoStar Group; U.S. Bureau of Labor Statistics; World Business Chicago; Illinois Department of Commerce & Economic Opportunity | **2025 Dataset**

Top Employers

Largest Employer
UNITED 37,000+ Employees

Advocate Health Care	35,000+ Employees
Chicago Public Schools	30,000+ Employees
JPMorgan Chase	24,000+ Employees
Walgreens Boots Alliance	20,000+ Employees
Amazon	20,000+ Employees
Northwestern Medicine	18,000+ Employees
University of Chicago	16,000+ Employees
Rush University System for Health	10,000+ Employees
AbbVie	8,000+ Employees



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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 **1020 Plainfield Rd, Darien, IL, 60561** ("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.

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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.

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.

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