

# Vacant Car Wash

6401 Nieman Rd | Shawnee, KS 66203

Car Wash Investment Opportunity

Offering Memorandum



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## Point of Contact



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# MATTHEWS™





# Property Overview

6401 Nieman Rd  
Shawnee, KS 66203





# Investment Highlights

Vacant Investment Opportunity

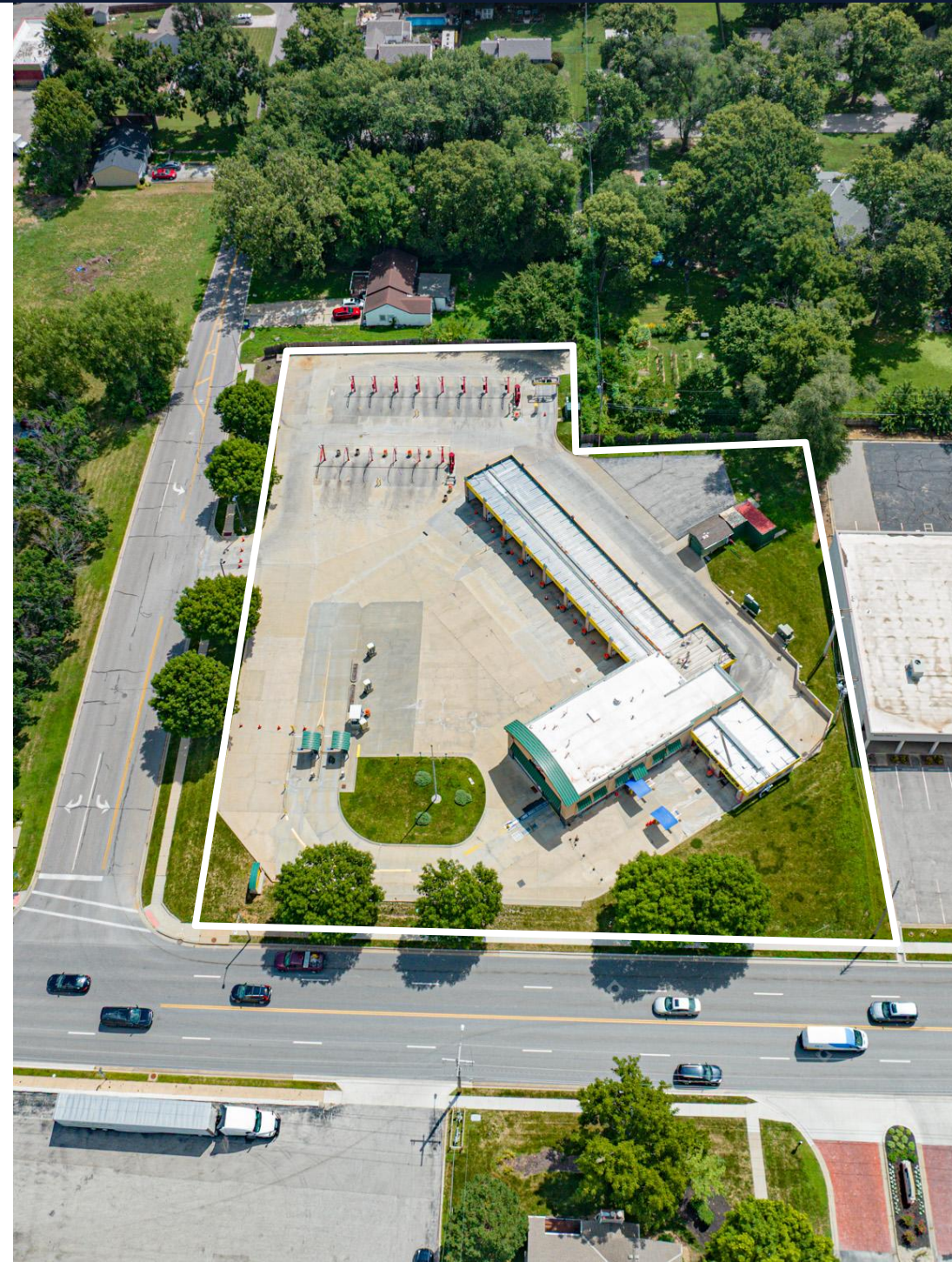
±1.90 AC  
Lot Size

2007  
Year Built

±15,040  
VPD

## Property Highlights

- **Vacant Owner-User Opportunity** - Vacant Car Wash offered with both real estate and business assets, creating a direct path for owner-operator launch or re-flagging
- **Hybrid Wash Infrastructure** - The 7,806 SF facility is host to three wash types bringing in more revenue. Options include a 90-ft express tunnel, 2 In-Bay Automatics, & 8 self-serve bays. The property uses 2 POS lanes, and 14 vacuum stalls as well to offer more efficiency and opportunity for customers
- Zips Car Wash former location with documented **historical revenue of ~\$800K**, identified as a strong performer.
- **Rare 1.90-Acre Site** - The 1.90 AC parcel provides substantial vehicle stacking and circulation, with the marketing package also citing potential for pad site development or broader commercial expansion.
- **Shawnee Corridor Positioning** - Fronting Nieman Rd with ±15,040 VPD and located 0.2 mi from Shawnee Mission Pkwy with ±44,550 VPD, the property sits near Hy-Vee, Target, Lowe's, Home Depot, QuikTrip, Walgreens, McDonald's, Taco Bell, Wendy's, and Sonic.





Downtown  
Kansas City  
±11.1 Miles Away



HOBBY  
LOBBY



Automotive Park



CARMAX



Merriam Town Center



DICK'S  
SPORTING GOODS

ROSS  
DRESS FOR LESS



OfficeMax

five BELOW

PET SMART

ALL STAR AUTO LLC

Panera  
BREAD

PW  
MOTORS  
Automotive Body & Repair  
KANSAS CITY  
AutoSport

Automotive Park



ARISTOCRAT  
MOTORS



MASERATI



NISSAN

Hendrick  
TOYOTA  
MERRIAM

REED  
Jeep  
DODGE



Kiene  
DENTAL GROUP

Shawnee Mission Pkwy ± 44,550 VPD

ACTION  
TIRE & SERVICE INC.

QT  
QuikTrip

Firestone

Walgreens

W 64th St

Subject Property

Novadiol  
Corporate office

Nieman Rd ± 15,040 VPD



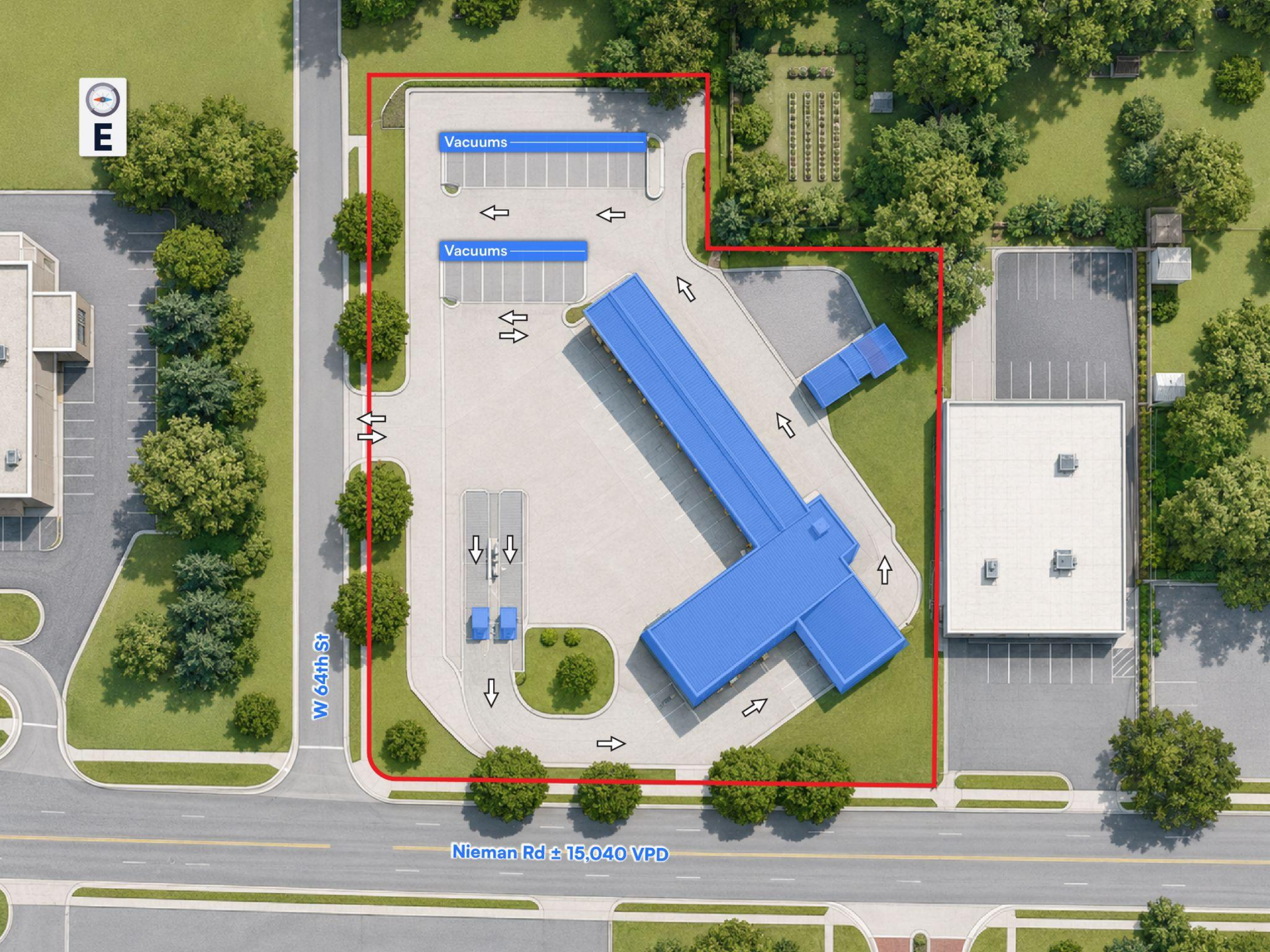


W 64th St

Vacuums

Vacuums

Nieman Rd ± 15,040 VPD





**6401 Nieman Rd**  
Shawnee, KS 66203

**\$3,000,000**  
List Price

**Type of Sale** Business and Real Estate

**Car Wash Type** Flex

**Lot Size**  $\pm 1.90$  AC

**GLA**  $\pm 7,806$  SF

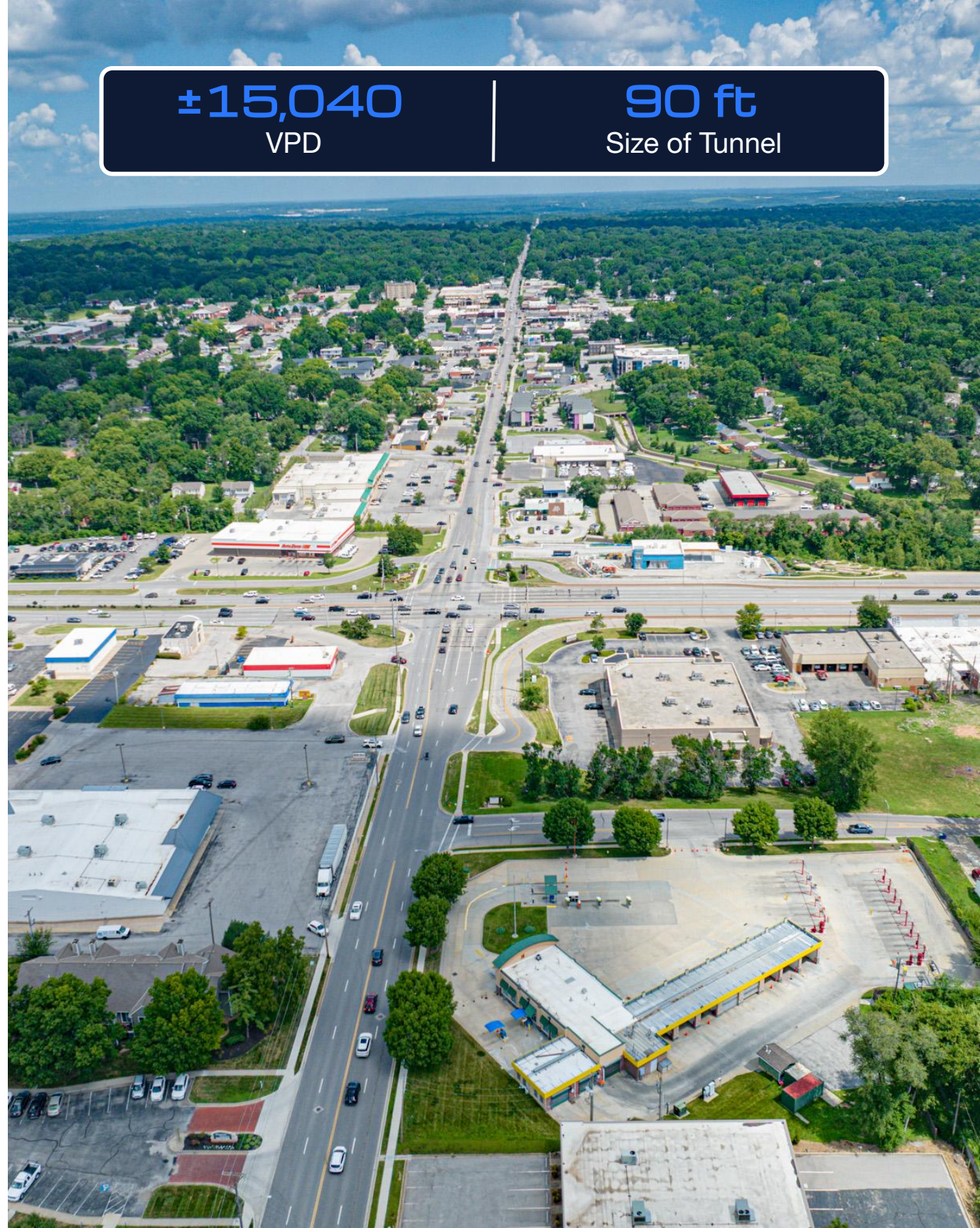
**Year Built** 2007

**# of Vacuums** 14

**POS Stations** 2

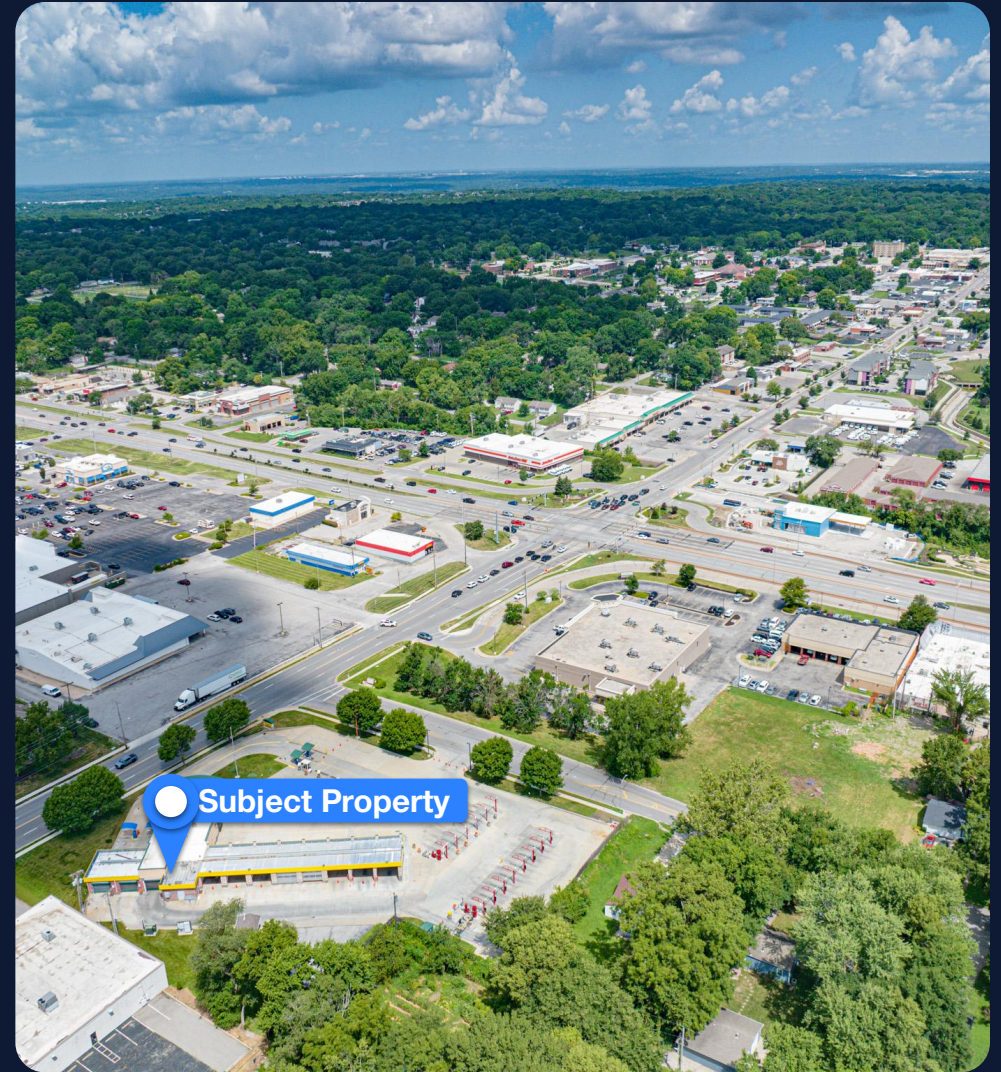
**$\pm 15,040$**   
VPD

**90 ft**  
Size of Tunnel





# Property Photos





# Market Overview

6401 Nieman Rd  
Shawnee, KS 66203

*Kansas City, KS MSA*



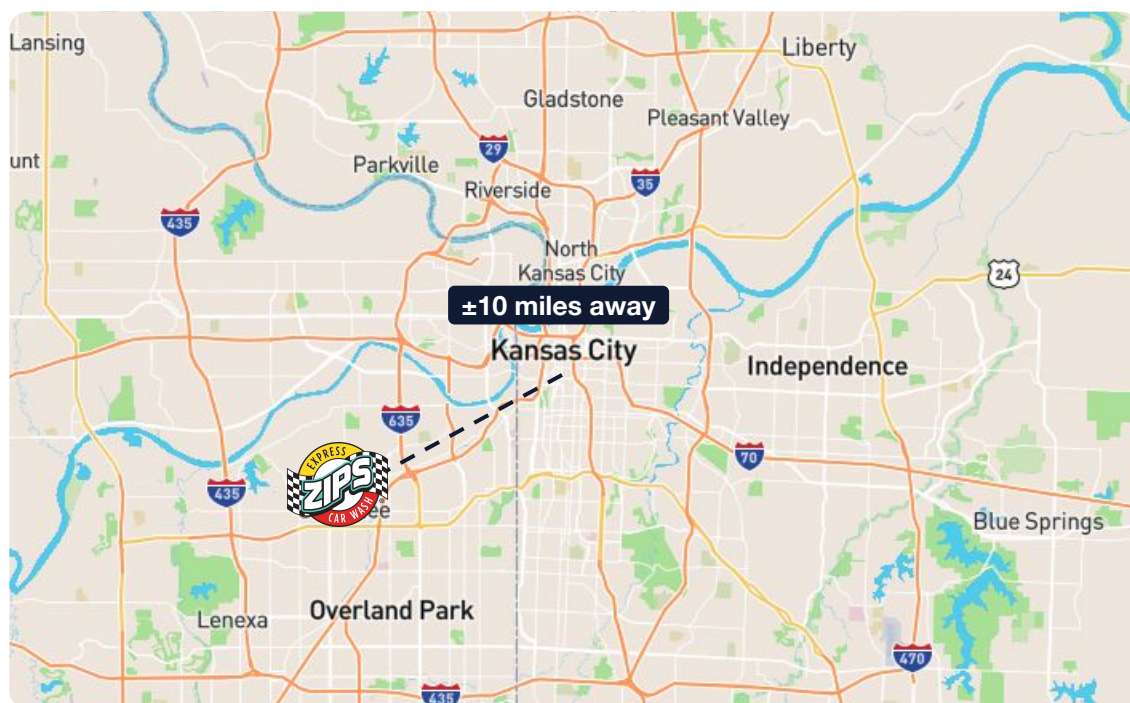


# Shawnee, KS

## Local Market Overview

Shawnee, Kansas is one of the premier suburban communities within the Kansas City metropolitan area, offering direct access to one of the Midwest's largest and most diverse economies. Located in Johnson County, the city benefits from exceptional connectivity via **Interstate 435, Interstate 35, K-7 Highway**, and Shawnee Mission Parkway, providing convenient access to downtown Kansas City and major employment centers throughout the region. As one of the fastest-growing communities in Kansas, Shawnee has attracted continued residential and commercial investment while maintaining a strong balance between established neighborhoods and new mixed-use development.

The local economy is supported by a diverse mix of healthcare, professional services, advanced manufacturing, logistics, technology, and retail employers. Johnson County is home to major corporations and institutions including Black & Veatch, Amazon, UPS, Farmers Insurance, AdventHealth Shawnee Mission, and Johnson County Community College, creating a deep employment base and a highly educated workforce. Within Shawnee itself, employers such as Bayer HealthCare, FedEx Ground, Hy-Vee, Target, and Nazdar Industries contribute to the city's stable economic foundation. The area's high household incomes, strong labor force participation, and business-friendly environment continue to attract both national retailers and regional businesses seeking long-term growth opportunities.



## Property Demographics

| Population                    | 1-Mile   | 3-Mile    | 5-Mile    |
|-------------------------------|----------|-----------|-----------|
| Five-Year Projection          | 10,745   | 86,303    | 207,016   |
| Current Year Estimate         | 10,551   | 86,912    | 209,854   |
| 2020 Census                   | 10,297   | 85,969    | 208,576   |
| Growth Current Year-Five-Year | 1.84%    | -0.70%    | -1.35%    |
| Growth 2020-Current Year      | 2.47%    | 1.10%     | 0.61%     |
| Households                    | 1-Mile   | 3-Mile    | 5-Mile    |
| Five-Year Projection          | 5,005    | 38,755    | 93,344    |
| Current Year Estimate         | 4,870    | 38,606    | 93,746    |
| 2020 Census                   | 4,616    | 36,828    | 90,213    |
| Growth Current Year-Five-Year | 2.77%    | 0.39%     | -0.43%    |
| Growth 2020-Current Year      | 5.51%    | 4.83%     | 3.92%     |
| Income                        | 1-Mile   | 3-Mile    | 5-Mile    |
| Average Household Income      | \$93,865 | \$114,437 | \$122,794 |



# Kansas City, MO MSA

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Greater Kansas City stands as a vibrant Midwestern hub with an estimated 2024 population of over 2.25 million—reflecting steady growth supported by a strong job market, affordable cost of living, and diverse industries such as logistics, healthcare, manufacturing, and technology. Its central location, expanding infrastructure, and thriving arts and sports culture continue to attract residents and businesses alike, reinforcing its appeal for long-term residence and investment.

The metro demonstrates solid economic momentum, with a 2024 median household income of about \$82,000 and a regional GDP of roughly \$185 billion. Kansas City's diversified economy and expanding downtown core help sustain growth across both business and leisure sectors. The region welcomed approximately 28.4 million visitors in 2023, generating around \$6.7 billion in total economic impact. Continued investment in transportation, entertainment, and technology is expected to enhance Kansas City's position as a dynamic and resilient regional economy.

**Total Population**  
**2,253,579**

**Annual Visitors**  
**28.4 Million**

**Tourism Economic Impact**  
**\$4 Billion**

**GDP**  
**\$185.7 Billion**







## Local Market Overview

Kansas City has evolved into a regional hub that balances Midwestern cost-structure advantages with metropolitan amenities. The broader metro area has consistently attracted residents due to comparatively affordable housing, a strengthened job base and quality-of-life amenities. While the city proper remains under transformation in certain neighborhoods, the region is benefiting from inward migration, driven by relocation from higher-cost coastal markets and growth in export, logistics, and service sectors.

For a multifamily-targeted asset, Kansas City presents favorable tenant demand fundamentals: stable population growth, a relatively modest barrier to entry compared with premium gateway markets, and a diversified economy underpinning employment stability. Although parts of the city face structural headwinds (such as older housing stock and concentrated neighborhood revitalization needs), the overall value proposition remains compelling for investors seeking upside through refurbishment, repositioning or value-add execution.

## Economic Drivers

The Kansas City metro region serves as a national hub for trade, transportation, and manufacturing, leveraging its central U.S. location and extensive logistics network. The area's economic foundation is anchored by major employers in automotive assembly, logistics, healthcare, finance, and federal government sectors. Kansas City's deep rail freight network, Foreign Trade Zone operations, and accessibility via multiple interstate highways make it a strategic center for goods movement and business distribution. Key industries driving the regional economy include transportation and logistics, advanced manufacturing (notably automotive), healthcare and life sciences, financial and professional services, and federal government operations. Major employers such as Ford and General Motors assembly plants, large hospital systems, government agencies, and financial and professional service firms sustain the metro's employment base. Ongoing infrastructure and development initiatives—including the expansion of national trade-zone and rail freight capacity, upgrades to the regional airport and logistics hubs, downtown revitalization and mixed-use infill projects, and continued interstate improvements, are further enhancing Kansas City's role as a diversified, growth-oriented economic center.



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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 6401 Nieman Rd, Shawnee, KS, 66203 ("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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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.

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