

Captain Car Wash

8611 Loch Raven Blvd | Towson, MD 21286

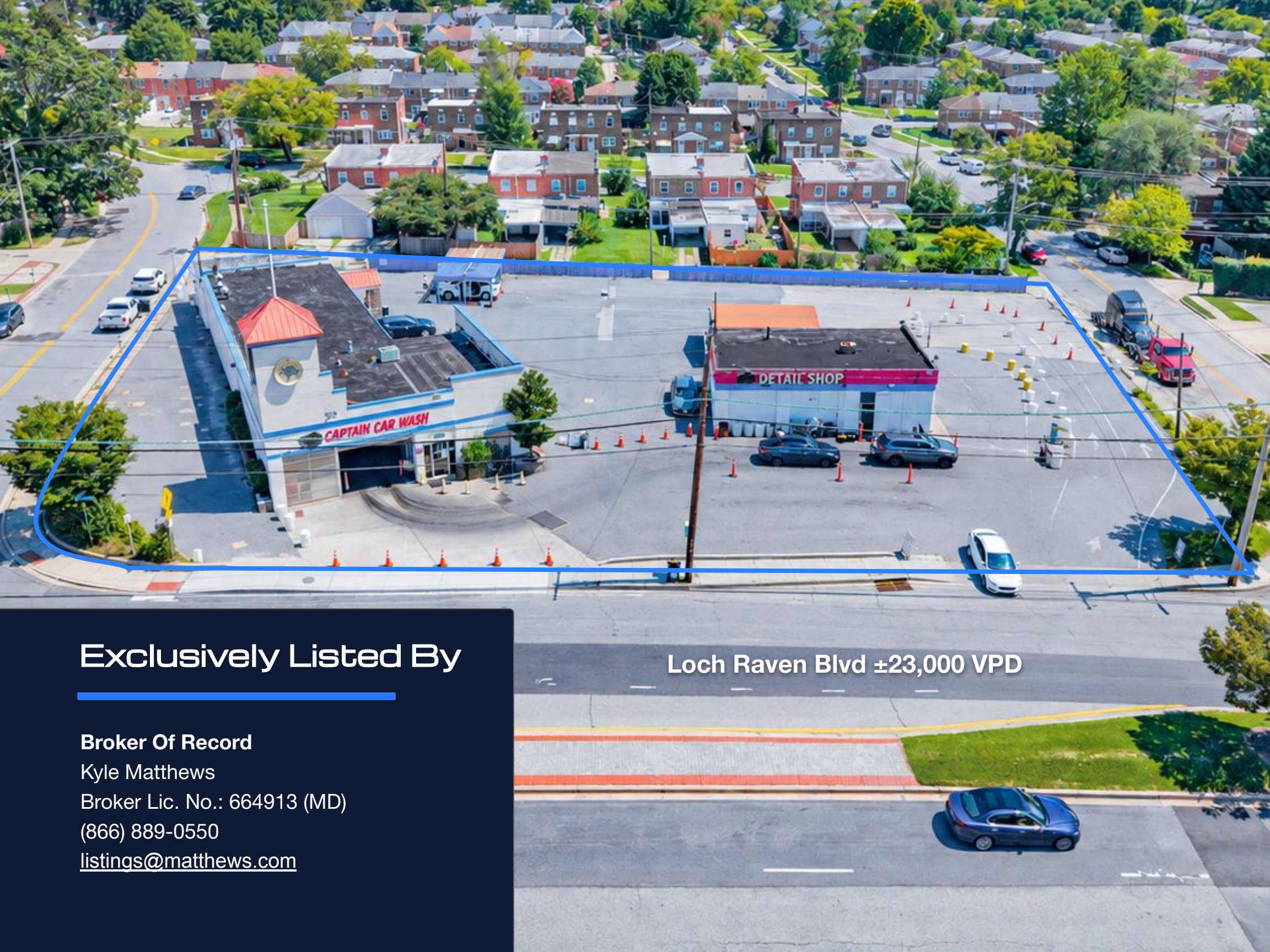
Owner User Opportunity

Offering Memorandum

Business & Real Estate



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Broker Of Record

Kyle Matthews

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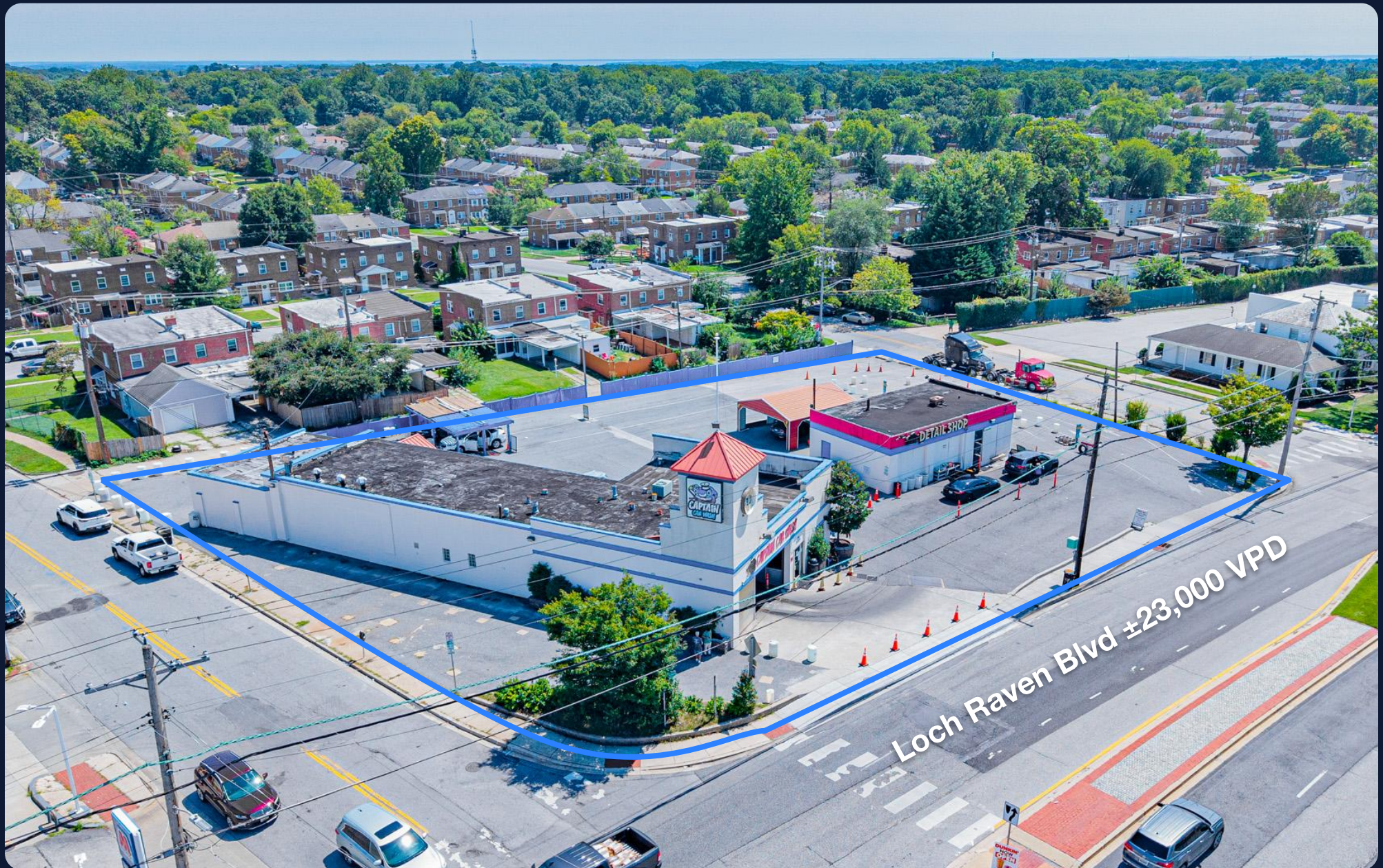
listings@matthews.com

Loch Raven Blvd ±23,000 VPD

Property Overview

Captain Car Wash

8611 Loch Raven Blvd, Towson, MD 21286



Investment Highlights

Property Highlights

- **Established Business With Significant Value-Add Potential** - Captain Car Wash offers the opportunity to acquire an established operation with a long standing customer base and significant upside through modernization. Potential value-add initiatives include equipment upgrades, refreshed branding and signage, enhanced curb appeal, operational improvements, expanded customer amenities, and the implementation of a modern membership program.
- **Dense, Affluent & High-Spending Trade Area** - The property is positioned within an exceptionally strong Towson trade area, with approximately 141,730 residents and 55,980 households within three miles, expanding to more than 324,483 residents, 118,700 households, and a workday population of 320,000 within five miles. Average household income reaches approximately \$117,440 within three miles and \$126,742 within five miles, supported by approximately \$3.6 billion and \$8.6 billion in annual consumer spending, respectively.
- **High-Traffic Loch Raven Boulevard Location** - Strategically positioned along Loch Raven Boulevard, Captain Car Wash benefits from approximately 23,000 vehicles per day directly in front of the property, strong visibility, and convenient access to the surrounding Towson trade area. The combination of significant daily traffic and a dense surrounding residential and commercial population provides a strong foundation for continued car wash demand.
- **Surrounded By Major Retail & Daily Traffic Generators** - Captain Car Wash is surrounded by a significant concentration of national retailers, restaurants, and shopping destinations that generate consistent daily traffic throughout the immediate trade area. Within approximately two miles of the property, nearby demand drivers include Target, Home Depot, Lowe's, ALDI, Safeway, Giant Food, CVS, Walgreens, Planet Fitness, Chick-fil-A, McDonald's, Chipotle, CAVA, Dunkin', Taco Bell, Dollar Tree, Five Below, and numerous additional retailers. Major nearby shopping destinations include Towson Place, Loch Raven Plaza, Ravenwood Shopping Center, Pleasant Plains Shopping Center, North Plaza Shopping Center, and Towson Town Center.
- **Strong Educational, Residential & Community Demand Drivers** - The property benefits from a diverse mix of residential, educational, employment, and community demand generators throughout the surrounding Towson market. Towson University is located approximately 2.5 miles from the property, with Goucher College also nearby, while extensive multifamily communities, established residential neighborhoods, schools, healthcare providers, parks, and community facilities further support consistent local demand.
- **Owner / User Opportunity** - Opportunity to acquire the operating business, building, and underlying real estate, providing an owner-user or experienced operator with direct control over operations, future capital improvements, and long-term value creation.
- **Tax Advantaged Investment** - Car washes may qualify for bonus depreciation and accelerated depreciation benefits, potentially enhancing investor returns. Please consult with your CPA for additional details.



Towson Town Center
North ± 2 Miles

SAFEWAY
Walgreens
TARGET
★ macy's
SPROUTS
FARMERS MARKET

Loch Bend Apartments
±64 Units

Public
Storage



State Farm



Goodwill



Loch Raven Plaza
South ± 2 Miles



Loch Raven Village
±495 Units

Total Wine
& MORE



South ± 2 Miles

DUNKIN'

LOWE'S



North Plaza Shopping Center
South ± 2 Miles



Ravenwood Shopping Center
South ± 2 Miles



Towson Place
South ± 2 Miles



東苑
ORIENTAL WOK

QUICK MART



Subject Property

Loch Raven Blvd ±23,000 VPD



Yakona Rd

White Oak Avenue

Loch Raven Blvd ± 23,000 VPD



Property Summary

Property Details

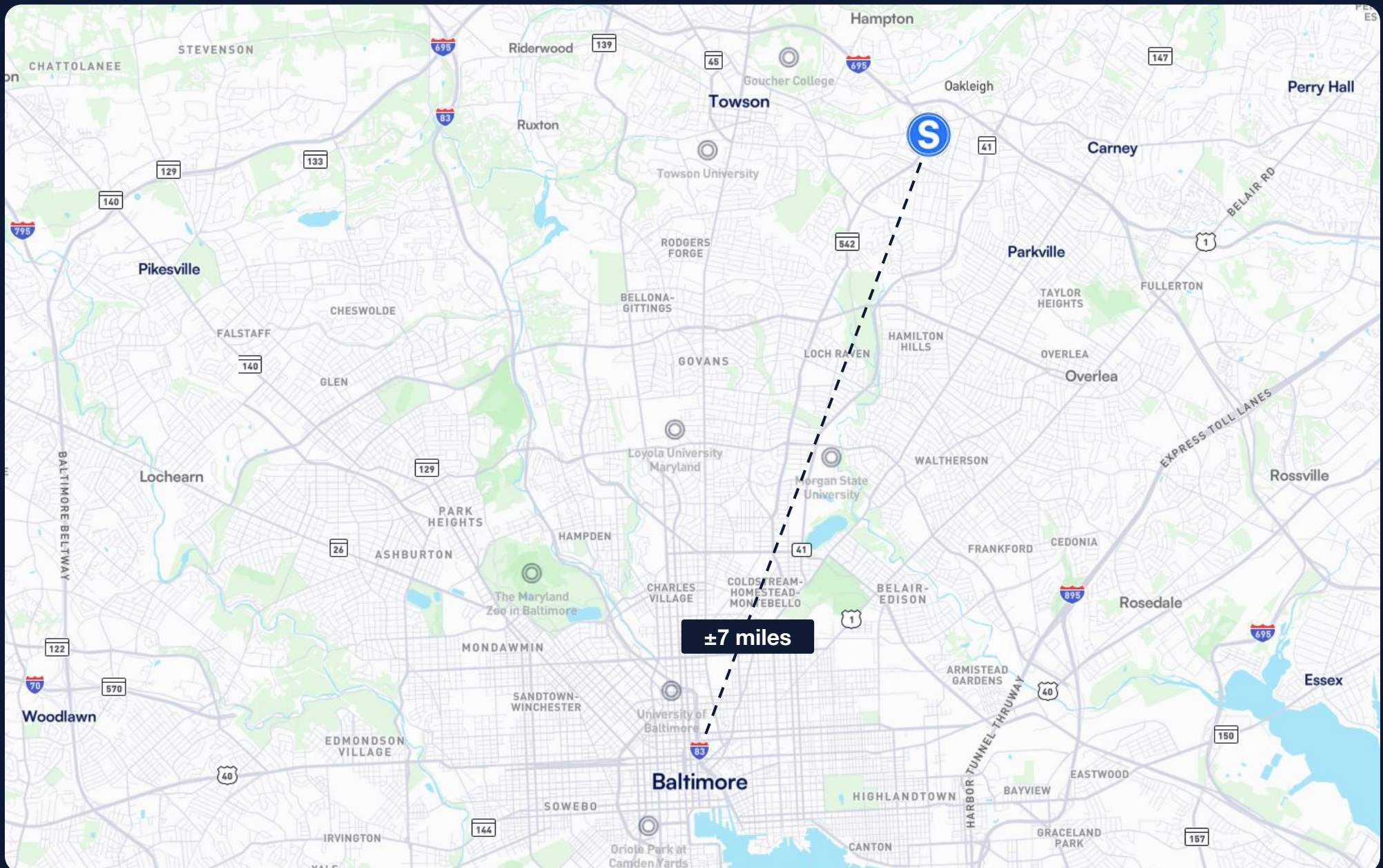
Address	8611 Loch Raven Blvd, Towson, MD 21286
Type of Sale	Business & Real Estate
Tunnel Length	±110 FT
Equipment	Sonny's / Macneil
POS	Micrologic
Lot Size	± 0.93 AC
Traffic Count	± 23,000 VPD
Hours of Operation	Monday - Sunday, 8:00 AM - 6:00 PM



Market Overview

Captain Car Wash

8611 Loch Raven Blvd, Towson, MD 21286



Towson, MD

Local Market Overview

Towson is an established and highly accessible community within Baltimore County, offering a strong combination of residential density, employment activity, retail destinations, and institutional anchors. Its strategic position within the Baltimore metropolitan area provides convenient connectivity to surrounding communities and major employment corridors, supporting consistent daily activity throughout the area. A substantial base of established neighborhoods, nearby universities and healthcare facilities, professional offices, shopping centers, and dining destinations creates a diverse mix of residents, employees, students, and visitors who regularly travel throughout the market.

The community's mature residential base and concentration of commercial activity provide a favorable environment for businesses that benefit from recurring consumer demand and high levels of daily mobility. Towson's established infrastructure, convenient road access, and proximity to major destinations further enhance its commercial appeal. Continued investment in residential, mixed-use, institutional, and public infrastructure projects is contributing to the area's long-term positioning within the Baltimore region. The combination of an established customer base, strong surrounding amenities, and sustained commercial activity provides an attractive foundation for continued business activity and economic growth.

Market Demographics

141,730

Total Population
(3-Mile Radius)

\$117,440

Average HH Income
(3-Mile Radius)

~\$2.23B

Annual Consumer Spending

34.5

Median Age

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	140,091	318,161	1,011,140
Current Year Estimate	141,730	324,483	1,021,567
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	56,278	123,756	418,204
Current Year Estimate	57,139	127,115	426,966
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$117,440	\$126,742	\$114,530

Baltimore, MD | MSA



Baltimore is a prominent Mid-Atlantic city positioned along the I-95 corridor, with convenient access to Washington, D.C., Philadelphia, and surrounding communities throughout Central Maryland. The city benefits from a large and diverse residential base, established employment centers, major healthcare and educational institutions, and an extensive network of retail, dining, and service destinations. Its transportation infrastructure and highly connected road network support substantial daily vehicle movement throughout the city and its surrounding commercial corridors, creating consistent activity across established neighborhoods and key thoroughfares.

Baltimore's combination of residential density, employment concentration, and everyday consumer activity creates a strong environment for businesses that rely on repeat local demand. Major commercial corridors benefit from visibility, accessibility, and proximity to established neighborhoods, while ongoing redevelopment continues to enhance select areas throughout the city. The presence of major institutions, shopping destinations, and diverse residential communities provides a broad customer base and supports sustained activity throughout the week. Together, these characteristics contribute to Baltimore's strong commercial appeal and its continued importance within the broader Baltimore metropolitan area.

Market Demographics

573,243

Total Population

\$62,177

Median HH Income

274,907

Employed Population

36.2

Median Age

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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 8611 Loch Raven Blvd, Towson, MD, 21286 ("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:

1. The Offering Memorandum and its contents are confidential;
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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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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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