



TENNESSEE CAR WASH 3 PROPERTY PORTFOLIO



5062 Hunter Rd, Ooltewah, TN 37363



1101 Mackey Avenue, Chattanooga, TN 37421



5575 Hixson Pike, Hixson, TN 37343

5062 Hunter Rd, Ooltewah, TN 37363



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MATTHEWS™

Portfolio Overview

\$15,800,000

List Price

Contact Broker for Financials and Additional Details



5062 Hunter Rd, Ooltewah, TN 37363



1101 Mackey Avenue, Chattanooga, TN 37421



5575 Hixson Pike, Hixson, TN 37343

Portfolio Highlights

- **Immediate Scale:** The portfolio provides a rare opportunity for a new operator to enter the Chattanooga, TN market with immediate scale, consisting of three established express tunnel locations. This built-in footprint offers operational efficiency, enhanced brand presence, and the ability to leverage fixed overhead across multiple sites from day one.
- **Established Membership & Revenue Base:** The portfolio benefits from a strong, recurring membership base across all three locations, providing a stable and predictable revenue stream. Contact Broker for details.
- **High-Traffic, Retail-Anchored Corridors:** All three sites sit along established commercial arteries anchored by national retailers including Walmart, Publix, and Food City, with two of the three positioned within minutes of Interstate 75 interchanges.
- **Strong Cash Flow with Upside Ahead:** A strong, cash-flowing asset that gives a buyer immediate access to an established business, with room to grow revenue as membership and operations continue to mature.
- **Owner-User or Platform Opportunity:** A great opportunity for an existing operator to expand their Tennessee footprint, or for a new regional operator to enter the TN market.





Hixson

 **HURRICANE**
EXPRESS WASH
5575 Hixson Pike
Hixson, TN 37343

 **HURRICANE**
EXPRESS WASH
5062 Hunter Rd
Ooltewah, TN 37363

Ooltewah

Chattanooga

 **HURRICANE**
EXPRESS WASH
1101 Mackey Ave
Chattanooga, TN 37421

Property Overview

5062 Hunter Rd, Ooltewah, TN 37363



Property Details:

Year Built: 2021

POS Station: 3

Lot Size: ± 1.14 AC

Tunnel Length (Feet): 130'

of Vacuums: 24

GLA: $\pm 5,220$ SF



Site Plan

5062 Hunter Rd, Ooltewah, TN 37363





 **Ooltewah High School**
±1,270 Students

Publix
FOOD CITY
STARBUCKS
Hardee's
McDonald's
UPS
7-Eleven

Walmart Supercenter
ACE Hardware
CIRCLE K
Zaxby's
SONIC
ALDI
TACO BELL
BURGER KING
Valvoline
Chick-fil-A
Auto Zone
Jockey Mikes

 **Holiday Inn Express**

SPRINGHILL SUITES
BY MARRIOTT

 **Cracker Barrel**

CIRCLE K

Lee Hwy ±32,000 VPD

INTERSTATE 75 ±70,780 VPD

Waffle House
Super 8

Exxon

DUNKIN'

 **Baskin Robbins**

amazon
Distribution Center

 **Chattanooga**

 **HURRICANE EXPRESS WASH**
Subject Property

Hunter Rd

New Construction
 **The One at Ooltewah**
±296 Units



 **Ooltewah High School**
±1,270 Students


HURRICANE EXPRESS WASH
Subject Property

Publix
FOOD CITY
 
 

 **The Honors Course**

New Construction
 **The One at Ooltewah**
±296 Units

 **±70,780 VPD**

64 **±32,800 VPD**

Walmart Supercenter
ACE Hardware
CIRCLE K
ZAXBY'S
SONIC
Arby's
Chick-fil-A
Valvoline
ALDI
TACO BELL
BURGER KING
Firehouse Subs
Auto Zone


FedEx Ground

CIRCLE K
DUNKIN'
WAFFLE HOUSE



Chattanooga


Distribution Center



SUBARU


INFINITI


SOUTHERN ADVENTIST UNIVERSITY
Southern Adventist University
±3,360 Students | ±1,400 Employees

Google Earth

Property Overview

1101 Mackey Avenue, Chattanooga, TN 37421



Property Details:

Year Built: 2018

POS Station: 3

Lot Size: ± 1.24 AC

Tunnel Length (Feet): 135'

of Vacuums: 24

GLA: $\pm 5,197$ SF



Site Plan

1101 Mackey Avenue, Chattanooga, TN 37421





Newly Built



Heritage Walk

±147 Total Single-Family Homes

Walmart
Neighborhood Market



ACE Hardware



Bojangles



CVS pharmacy



E Brainerd Rd ± 28,500 VPD



Subject Property

TED FUGUNT

Public Storage



Hamilton Place
JCPenney **belk**
DICK'S SPORTING GOODS **Dillard's**

LOWE'S **PET SMART**

Walmart Supercenter **BOOT BARN**
Gabe's **ALDI** **DOLLAR TREE**

five **Marshall's**
BEL'W **ROSS**
DRESS FOR LESS

Gunbarrel Pointe
TARGET **KOHL'S**
WHOLE FOODS **Panera** **POPEYES**
MARKET **BREAD** **Chick-fil-A** **LONGHORN**
STEAKHOUSE

erlanger
Erlanger East Hospital
±113 Beds | ±600 Employees

TireDiscounters

SONIC **KFC**

goodwill

DOLLAR GENERAL **O'Reilly** **SHERWIN WILLIAMS**
AUTO PARTS
ACE Hardware **SUBWAY**
CVS pharmacy

amazon **LiftOne**
Gestamp
Enterprise South Industrial Park
±10,000 Employees
±14 Minutes North via I-75

FOOD CITY

Walmart
Neighborhood Market

PARKRIDGE HEALTH SYSTEM
Parkridge East Hospital
±128 Beds | ±500 Employees

HURRICANE EXPRESS WASH
Subject Property

Publix

Property Overview

5575 Hixson Pike, Hixson, TN 37343



Property Details:

Year Built: 2010

POS Station: 2

Lot Size: ± 0.92 AC

Tunnel Length (Feet): 85'

of Vacuums: 14

GLA: $\pm 2,680$ SF



Site Plan

5575 Hixson Pike, Hixson, TN 37343





Hixson Pike ± 30,400 VPD



153

± 45,300 VPD

Walmart
Supercenter
SALLY BEAUTY
O'Reilly AUTO PARTS
Great Clips
petco
Chick-fil-A

Hixon High School
±920 Students



Hixson Pike ± 30,400 VPD

HURRICANE
EXPRESS WASH
Subject Property

Alden Apartment Homes
±156 Units

GameStop Burlington
ALDI
PETSMART
Applebee's
TARGET
Olive Garden
Little Caesars
crumbl
LONGHORN STEAKHOUSE
STARBUCKS

Wendy's
TACO BELL
Valvoline
Domino's
FOOD CITY

Publix

goodwill
LOWE'S
DOLLAR TREE
Waffle House
Ashley HOMESTORE
Hobby Lobby
STAPLES
Texas Instruments
Firestone

Dutch Bros
CHUCK E. CHEESE
RED LOBSTER
CHICKEN BIRD
FIVE GUYS
BURGERS and FRIES

Northgate Mall
BJS
ULTA BEAUTY
SHOE DEPT. ENCORE
OLD NAVY
AMERICAN EAGLE OUTFITTERS
CAVA
McALISTER'S DELI
belk
ROSS DRESS FOR LESS
MICHAEL'S
LENSCRAFTERS
TJ-maxx
Starbucks

CommonSpirit
Memorial Hospital
±75 Beds | ±5,000 Employees

Google Earth

CHATTANOOGA, TN

194,144+

Total Population

\$7.37B+

Annual Retail Sales in Chattanooga

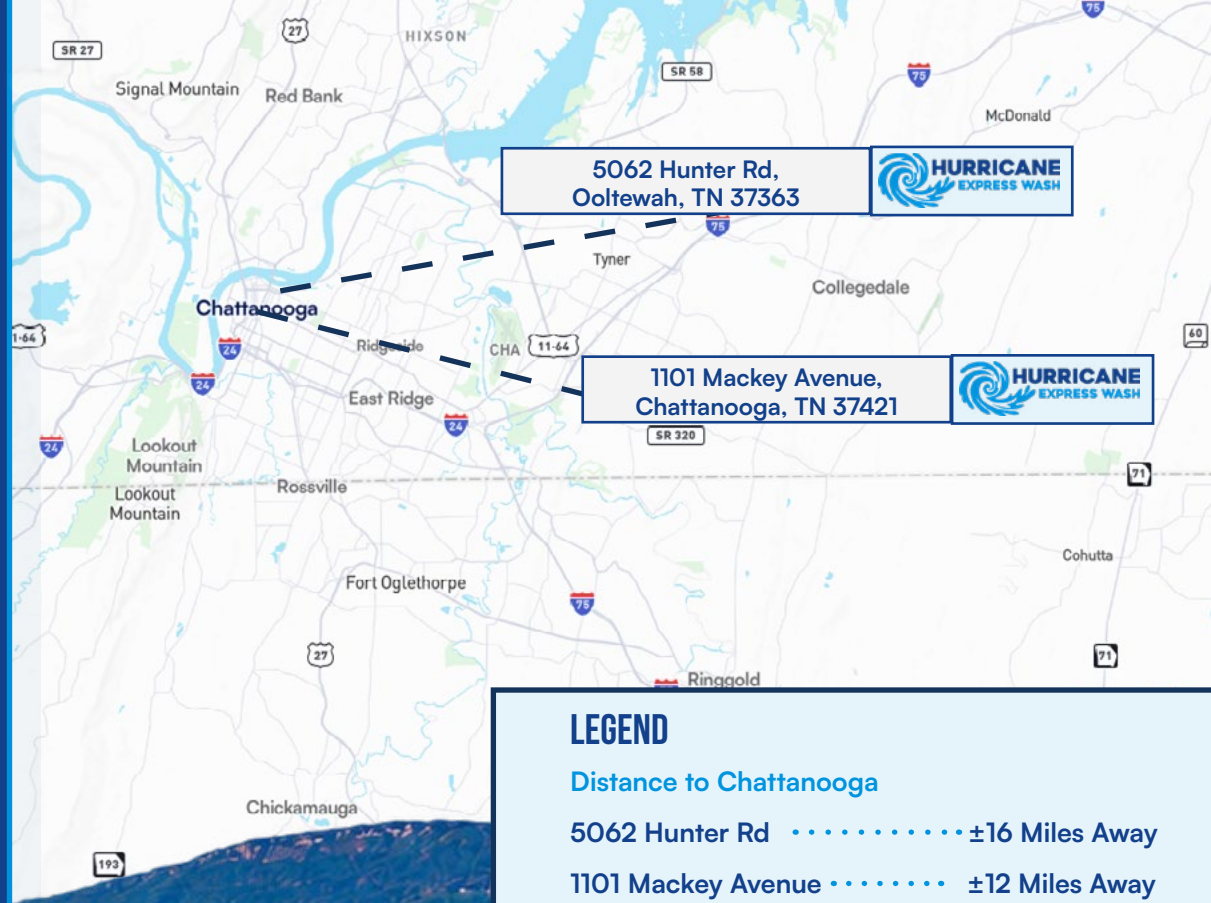
\$34B+

Gross Domestic Product

6.9%

Population Growth Rate Since 2020

Chattanooga is one of Southeast Tennessee's primary economic centers, supported by a diversified economy, business-friendly environment, and continued regional growth. The city combines a strong industrial foundation with ongoing development across advanced manufacturing, logistics, healthcare, technology, and professional services. Its strategic location along Interstates 24 and 75, extensive freight rail infrastructure, and access to Chattanooga Metropolitan Airport provide strong connectivity to major markets throughout the Southeast. Continued investment, population growth, and an expanding employment base further strengthen Chattanooga's position as an attractive destination for residents and businesses seeking long-term growth opportunities.



PROPERTY DEMOGRAPHICS

5062 Hunter Rd, Ooltewah, TN 37363

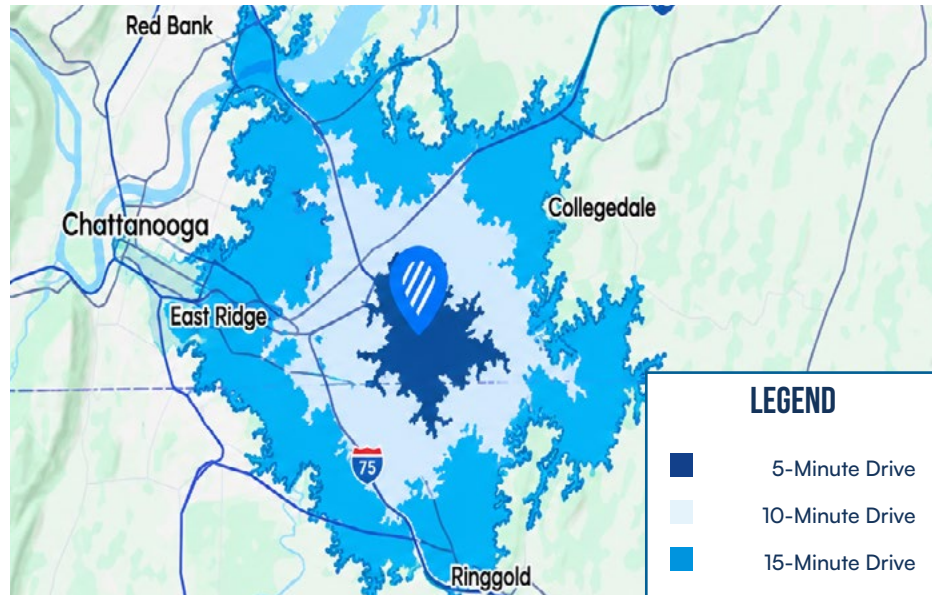
POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	22,789	58,234	187,376
2025 Population	24,279	60,832	197,343
2030 Population Projection	25,565	63,806	206,954
Annual Growth 2020-2025	1.3%	0.9%	1.1%
Annual Growth 2025-2030	1.1%	1.0%	1.0%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	8,624	21,197	73,671
2025 Households	9,210	22,200	77,732
2030 Household Projection	9,719	23,336	81,675
Annual Growth 2020-2025	2.1%	1.6%	1.7%
Annual Growth 2025-2030	1.1%	1.0%	1.0%
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$113,427	\$115,550	\$106,309

1101 Mackey Avenue, Chattanooga, TN 37421

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	44,055	99,998	299,672
2025 Population	45,950	103,305	316,519
2030 Population Projection	47,994	107,443	330,171
Annual Growth 2020-2025	0.9%	0.7%	1.1%
Annual Growth 2025-2030	0.9%	0.8%	0.9%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	18,140	40,164	120,713
2025 Households	18,962	41,545	127,900
2030 Household Projection	19,851	43,288	133,695
Annual Growth 2020-2025	1.6%	1.3%	1.5%
Annual Growth 2025-2030	0.9%	0.8%	0.9%
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$110,638	\$99,305	\$92,517

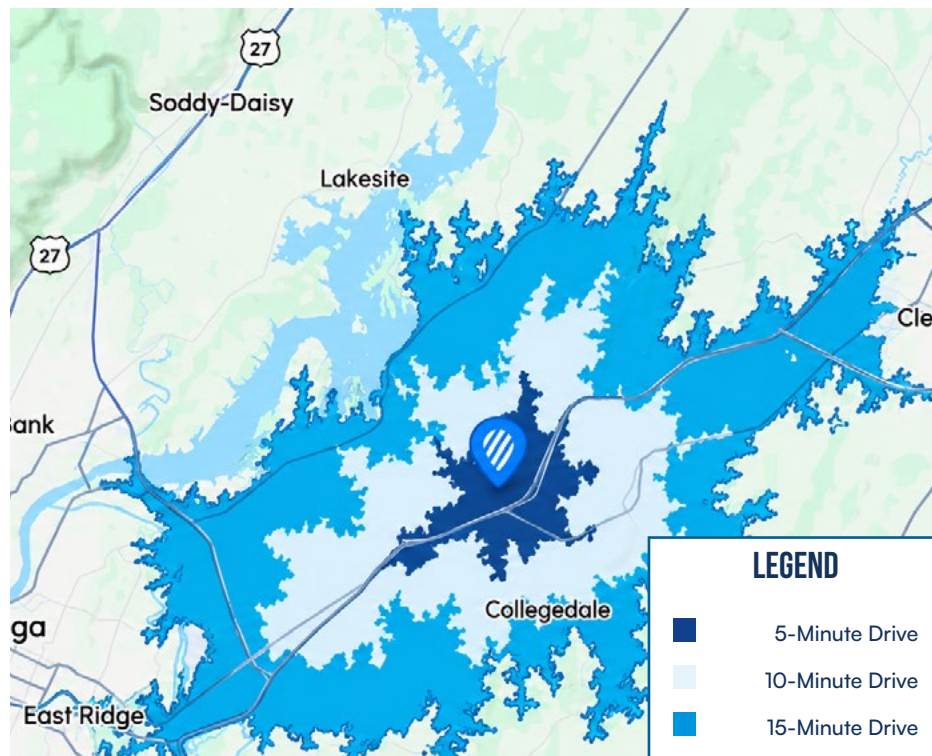
Drive Time Radius Map:

1101 Mackey Avenue, Chattanooga, TN 37421



Drive Time Radius Map:

5062 Hunter Rd, Ooltewah, TN 37363



A HIGH-TRAFFIC, HIGH-FREQUENCY RETAIL MARKET

Chattanooga's steady growth, strong commuter traffic, and regional connectivity create an ideal environment for car wash performance.

TOP DEMAND DRIVERS

- **Strong population growth** expanding the local customer base and supporting increased demand for everyday vehicle services. Chattanooga's metro population has been growing faster than the national rate.
- **Major commuter and transportation corridors** supported by I-24, I-75, and U.S. Highway 27, generating consistent vehicle traffic and providing convenient connectivity throughout the Chattanooga region.
- **Continued suburban expansion** throughout the Chattanooga region supporting household growth and increased traffic along major retail and commercial corridors.
- **Strong vehicle-oriented transportation network** creates consistent demand for convenient automotive services positioned along heavily traveled corridors.
- **High-traffic interstate network positions** Chattanooga as both a local commuter market and major regional transportation hub, supporting consistent daily vehicle exposure.

HIXSON, TN

43,000+

Total Population

48,000

Daytime Population in Hixson

\$940M+

Annual Retail Sales in Hixson

5.3%

Population Growth Rate Since 2020

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	33,807	72,200	263,991
2025 Population	35,086	75,496	281,728
2030 Population Projection	36,757	79,211	296,782
Annual Growth 2020-2025	0.8%	0.9%	1.3%
Annual Growth 2025-2030	1.0%	1.0%	1.1%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	13,902	30,241	109,788
2025 Households	14,495	31,711	117,672
2030 Household Projection	15,225	33,343	124,266
Annual Growth 2020-2025	1.4%	1.6%	1.7%
Annual Growth 2025-2030	1.0%	1.0%	1.1%
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$104,573	\$100,488	\$98,028



Hixson is a well-established suburban community in northern Chattanooga, offering a strong combination of residential neighborhoods, retail destinations, healthcare services, and convenient regional connectivity. The area benefits from direct access to Highway 153 and Hixson Pike, two of the community’s primary commercial corridors connecting residents to Downtown Chattanooga and surrounding Hamilton County. Hixson continues to attract families and businesses due to its established housing base, accessibility, and proximity to the broader Chattanooga employment market. Retail is a major component of the local economy, with Highway 153 and Hixson Pike serving as concentrated shopping and dining corridors.

CHATTANOOGA'S CORPORATE DRIVING REGIONAL DEMAND

Chattanooga benefits from a diverse collection of education, tourism, and employment demand drivers that attract students, visitors, employees, and consumers from throughout Southeast Tennessee and the surrounding region. Among the city's most prominent destinations are the University of Tennessee at Chattanooga, Tennessee Aquarium, and Volkswagen Chattanooga, each contributing to the area's economic activity and consistent demand for nearby retail, dining, housing, and services.

The University of Tennessee at Chattanooga serves as a major educational and employment institution, bringing thousands of students, faculty, staff, and visitors into the city throughout the year. Complementing this activity, the Tennessee Aquarium is one of Chattanooga's premier tourism attractions and serves as a major catalyst for downtown visitation and visitor spending. Volkswagen Chattanooga further strengthens the region's employment base, representing a significant private investment and supporting continued economic growth throughout the Chattanooga area.



Tennessee Aquarium



Volkswagen Chattanooga



University of Tennessee at Chattanooga

295,000+

Total Jobs in the Chattanooga Market

BlueCross BlueShield of Tennessee is one of Chattanooga's most prominent corporate employers and a major contributor to the region's healthcare and professional services economy. Headquartered in Chattanooga, the company serves millions of members and maintains a significant workforce, reinforcing the city's position as a regional center for healthcare and insurance-related employment. The company's longstanding presence provides high-quality jobs and a substantial daytime workforce, while supporting broader economic activity throughout the Chattanooga metropolitan area. BlueCross BlueShield of Tennessee's headquarters also contributes to consistent demand for nearby retail, dining, housing, and professional services, making the company an important corporate demand driver for the region.



BlueCross BlueShield of Tennessee

CHATTANOOGA, TN

The Chattanooga metropolitan area has continued to experience steady population growth, reinforcing its appeal as a desirable place to live and work in the Southeast. The region's population has grown to nearly 590,000 residents, supported by continued domestic migration and economic expansion. This growth is fueled by Chattanooga's expanding employment base, relatively affordable cost of living, and access to outdoor recreation and urban amenities. The continued influx of residents and young professionals is supporting household

formation and consumer demand, positioning the Chattanooga region for continued long-term growth. Chattanooga's strategic location along major interstate corridors also provides convenient access to larger markets including Atlanta, Nashville, Knoxville, and Birmingham. Continued investment in residential development, infrastructure, and commercial projects has further strengthened the region's growth outlook.

Total Population
590,000+ (Metro)

Median HH Income
\$75,076

Annual Visitors
11.5 Million

GDP
\$42.4+ Billion





TENNESSEE CAR WASH | 3 PROPERTY PORTFOLIO

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