

BLUE HIPPO WASH & LUBE

8888 MORELAND STREET, POWELL, OH 43065

XPAND



FOR SALE / BUSINESS & REAL ESTATE / \$2,950,000

L | T

206 W. FOURTH STREET • WINSTON-SALEM • NC
LTPCOMMERCIAL.COM • 336.724.1715

EXCLUSIVELY LISTED BY:

JACOB EGANHOUSE

E Jacob@LTPXpand.com

M 614.390.6473

P 336.724.1715

TABLE OF CONTENTS

XPAND

INVESTMENT OVERVIEW 3

AREA OVERVIEW 4

PROPERTY INFORMATION 6

DISCLAIMER 8

EXCLUSIVELY LISTED BY:



JACOB EGANHOUSE

E Jacob@LTPXpand.com

M 614.390.6473

O 336.724.1715



L | T

206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715



OFFERING TYPE

Business & Real Estate



UNLOCKING VALUE

An attractive acquisition target with immediate upside potential



HIGH TRAFFIC SUBSCRIPTION

High barrier to entry market with established subscription based clientele



ADDITIONAL HANDS OFF INVESTMENT

Attractive oil change space to add value via NNN lease opportunities



STRONG LOCATION

Affluent high growth market in a high demand sub market with limited vacancy and growing tenant demand.



HIGH VISIBILITY

High visibility retail space with strong traffic at 29,254 VPD on Sawmill Parkway.



RETAIL CORRIDOR

A strong retail corridor featuring established brands such as Dairy Queen, CVS, Jet's Pizza, along with a recent 215-unit residential development.

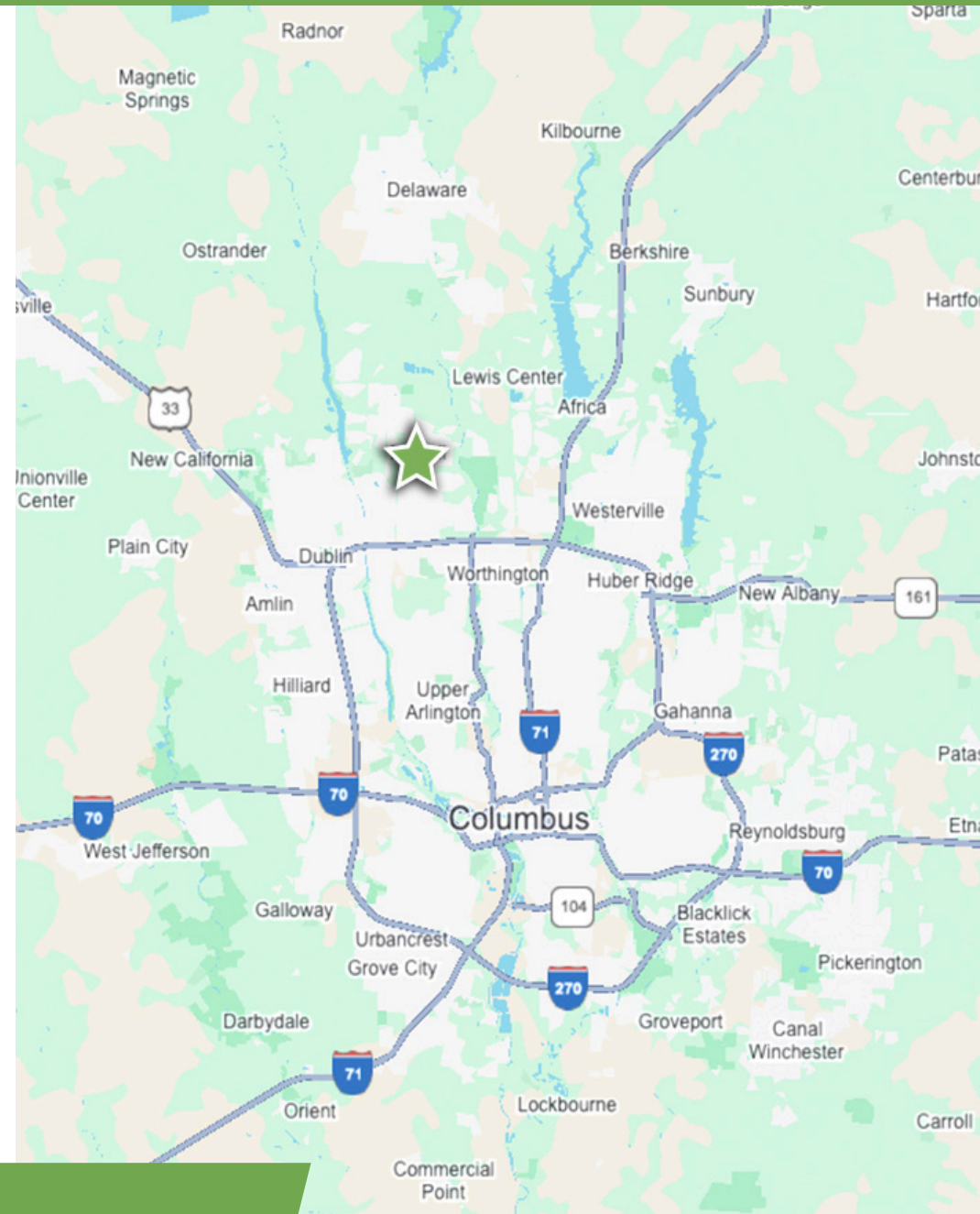


POWELL, OHIO COLUMBUS MSA

Powell, OH is an affluent suburb located just 20 miles north of downtown Columbus, part of the dynamic Columbus MSA, one of the fastest-growing regions in the Midwest. With direct access to SR-315, US-23, and I-270, Powell offers seamless connectivity to the entire Columbus region.

DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
POPULATION	48,679	140,357	257,443
MEDIAN HH INCOME	\$166,372	\$143,177	\$125,330
DAYTIME POPULATION	39,349	124,406	288,065
POPULATION GROWTH	1.25%	0.91%	0.87%



AREA OVERVIEW

XPAND



L T

206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715

PROPERTY INFORMATION

XPAND

SITE ADDRESS	8888 Moreland Street Powell, OH 43065
SITE OPEN DATE	2005
POINT OF SALE (POS)	Washify & Engenuity
SERVICES OFFERED	Tunnel Car Wash & Oil Change
OIL CHANGE LAYOUT	3 Bays with Pits
NUMBER OF VACUUMS	6
NUMBER OF EMPLOYEES	8
EMPLOYEE BREAKDOWN	6 full-time 2 part-time
BUILDING LAYOUT	Waiting room, Bathroom, Office
TRAFFIC COUNTS	29,254 VPD

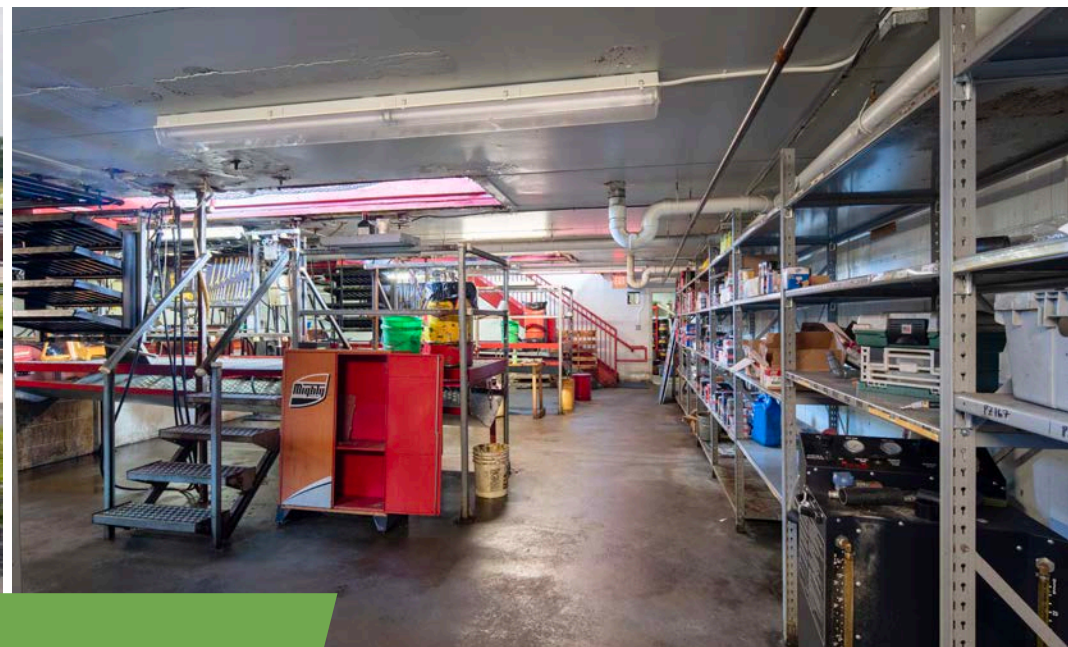


L | T

206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101
LTPCOMMERCIAL.COM • 336.724.1715

PROPERTY PHOTOS

XPAND



L T

206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101
LTPCOMMERCIAL.COM • 336.724.1715

EXCLUSIVELY LISTED BY:



JACOB EGANHOUSE

E Jacob@LTPXpand.com

M 614.390.6473

O 336.724.1715

LINVILLE TEAM PARTNERS

206 West Fourth Street

Winston-Salem, NC 27101

336.724.1715

Linville Team Partners has been retained as the exclusive Advisor regarding the sale of this Net Leased property and hereby advises all prospective buyers as follows:

This Offering Memorandum has been prepared by Linville Team Partners and the information contained herein has been taken from sources believed to be reliable. Linville Team Partners has not verified it and makes no representation or warranties, expressed or implied, as to the accuracy or completeness of this information.

All information in this document is subject to verification by the Buyer prior to purchase. The Offering Memorandum does not claim to be all-inclusive or contain all information that a Buyer of this property may need or desire. As the potential Buyer of a net leased property, it is the Buyer's responsibility to complete a thorough due diligence investigation of this property to determine whether it is suitable to their needs. Linville Team Partners denies any obligation to carry out a due diligence examination for the Buyer.

As with any real estate investment, this Net Leased property carries significant risks. The Buyer and their legal and/or financial advisors should conduct a careful investigation of all legal and financial documents related to this property and tenant. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are only examples and do not represent the present or future performance of the property. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. In addition, the lease rate for some properties, especially new construction or newly-acquired locations, may be set based on the tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, the Buyer is responsible for conducting an investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that the Buyer may be able to negotiate with a potential replacement tenant considering the location of the property and the Buyer's legal ability to make alternate use of the property.

The Owner expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with the Buyer at any time without notice. The Owner has no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner. The Buyer agrees not to contact the tenant, their employees or customers without prior permission from the Owner.

Linville Team Partners is not affiliated with or endorsed by the commercial tenant or lessee identified in this Offering Memorandum. The use of the tenant's name or logo is not intended to imply any affiliation with or endorsement by Linville Team Partners. Its inclusion is solely for the purpose of providing tenant lessee information about this listing to prospective customers.

By accepting this Offering Memorandum, the Buyer agrees to release Linville Team Partners and hold it harmless from any claim, cost, expense or liability arising out of the buyer's investigation and/or purchase of this Net Leased property.

All showings of this property are by appointment only. Please contact for more details.