OFFERING MEMORANDUM

41 S. 4TH ST

ALL WASHED UP AUTO SPA | INDIANA

Indiana, PA 15701

PRESENTED BY:

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SVN
THREE RIVERS
COMMERCIAL ADVISORS

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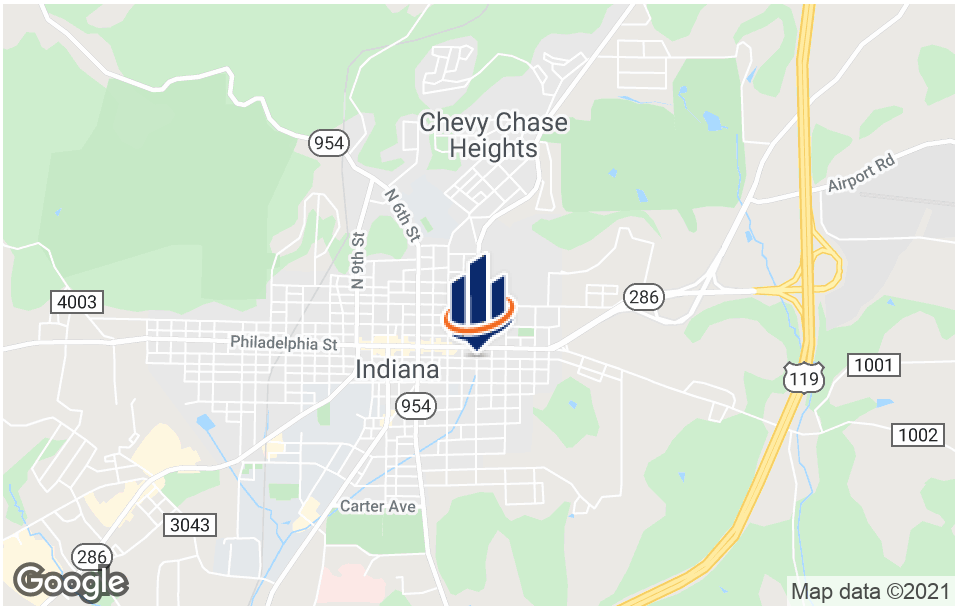
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$1,400,000
BUILDING SIZE:	1,000 SF
LOT SIZE:	0.53 Acres
2020 CAP RATE:	15.17%
2020 NOI:	$212,316
2020 GROSS INCOME:	$311,924
YEAR BUILT:	2003
ZONING:	C-2
APN:	23-004-702

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present The All Washed Up Auto Spa in Indiana. It is located at 41 S 4th St, Indiana, PA 15701 and opened in 2003. This location has 1 Tandem RiteTouch bay and 2 LaserWash G-5 bay's. Also on location is a car wash vending machine, a Carpet Wizard, a Fresh 'N' Up machine and several Mega Vac Systems.

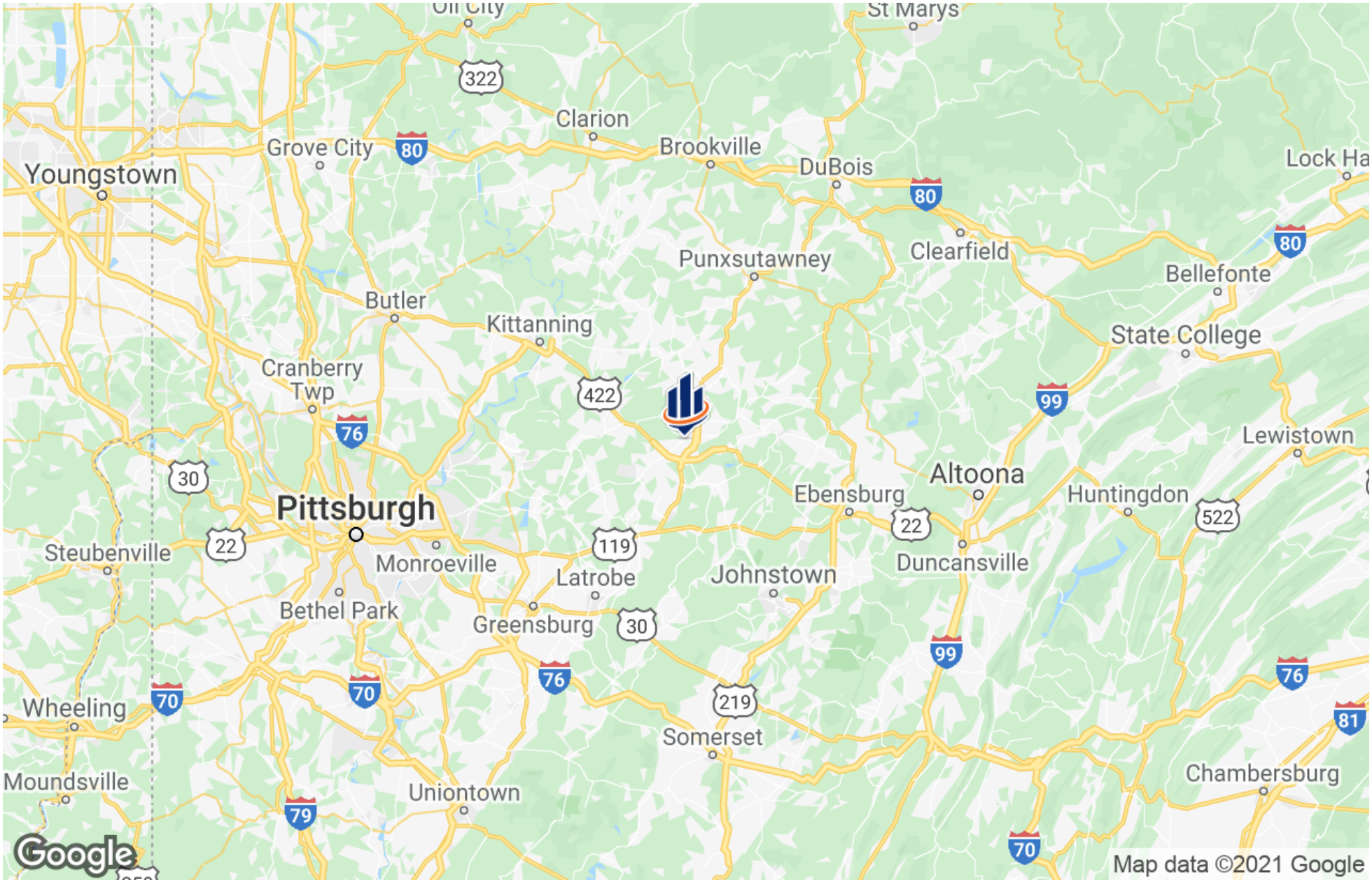
The LaserWash bays with four different categories of washes to choose from with up to 8 stages of wash; foam action cleaner, spot free rinse, LaserWash process, underbody spray, wheel blasters, bug buster, clear coat protectant, triple foam polish and a max air dryer. The automatic Tandem RiteTouch with four different categories of washes to choose from up to 8 stages of wash; foam action cleaner, spot free rinse, RiteTouch Process, underbody spray, wheel cleaner & scrubber, clear coat protectant, triple foam polish and a max air ultimate dryer. The various locations also have Carpet Wizard Vacuums, shampoo machines, and spot remover systems, Fresh' N Up vacuums and fresh scent spray machines, and mega vacuums that have high suction only. There are also Dilling-Harris vending stations filled with products such as: Rain-X, Armorall, Simoniz, Blu-Sham, Blue Magic Glass Cleaners, and Air Fresh Trees, etc.

Naming Rights do NOT convey and property must be re-branded

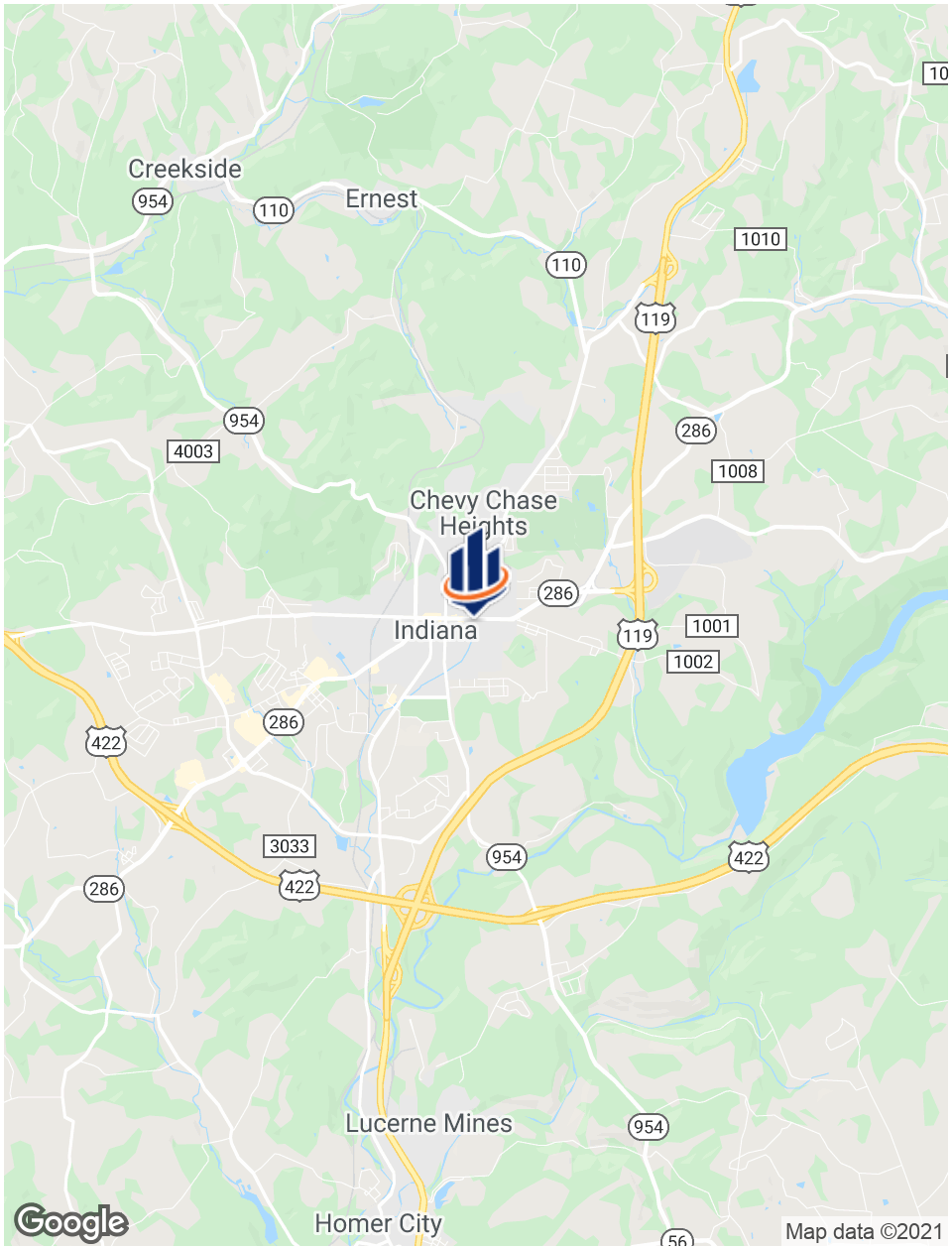
PROPERTY HIGHLIGHTS

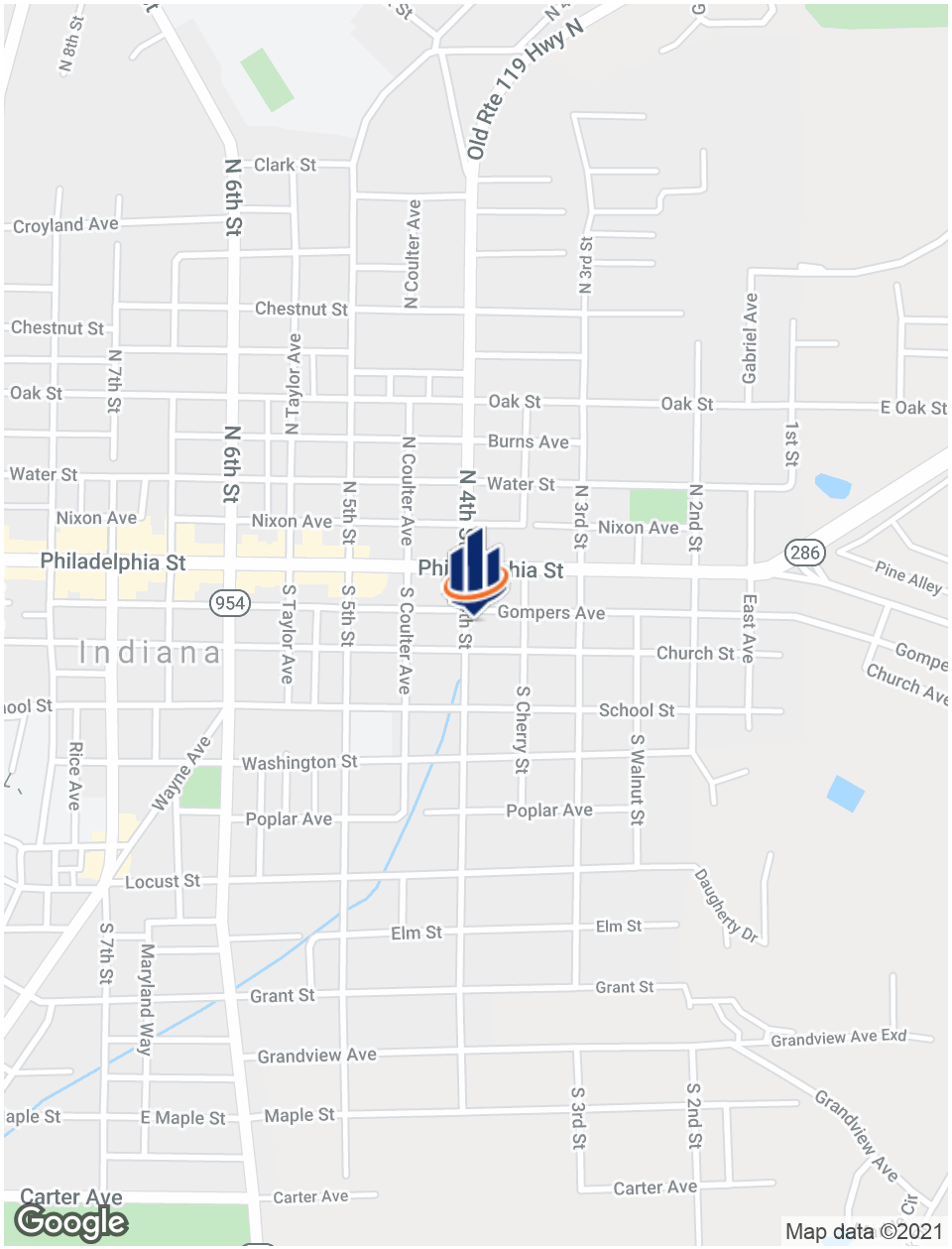
- LaserWash Automatic Bays & Self Serve Bays
- Car Wash Vending Machines, Carpet Wizard, Fresh 'N' Up, & Mega Vac's
- Well Maintained Equipment

REGIONAL MAP

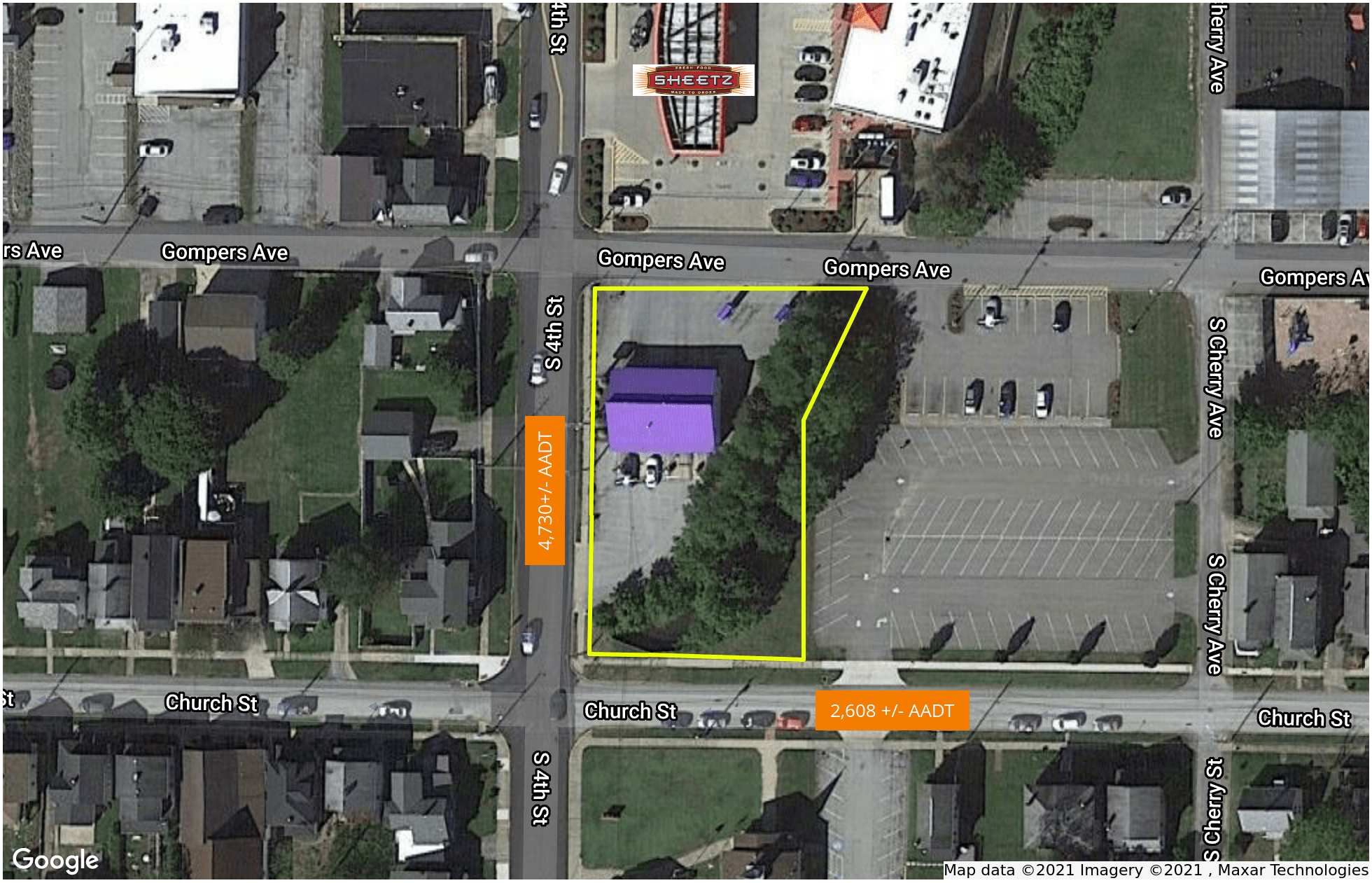


LOCATION MAP





PARCEL MAP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S Cherry Ave
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Church St
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Church St
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S Cherry St
Google
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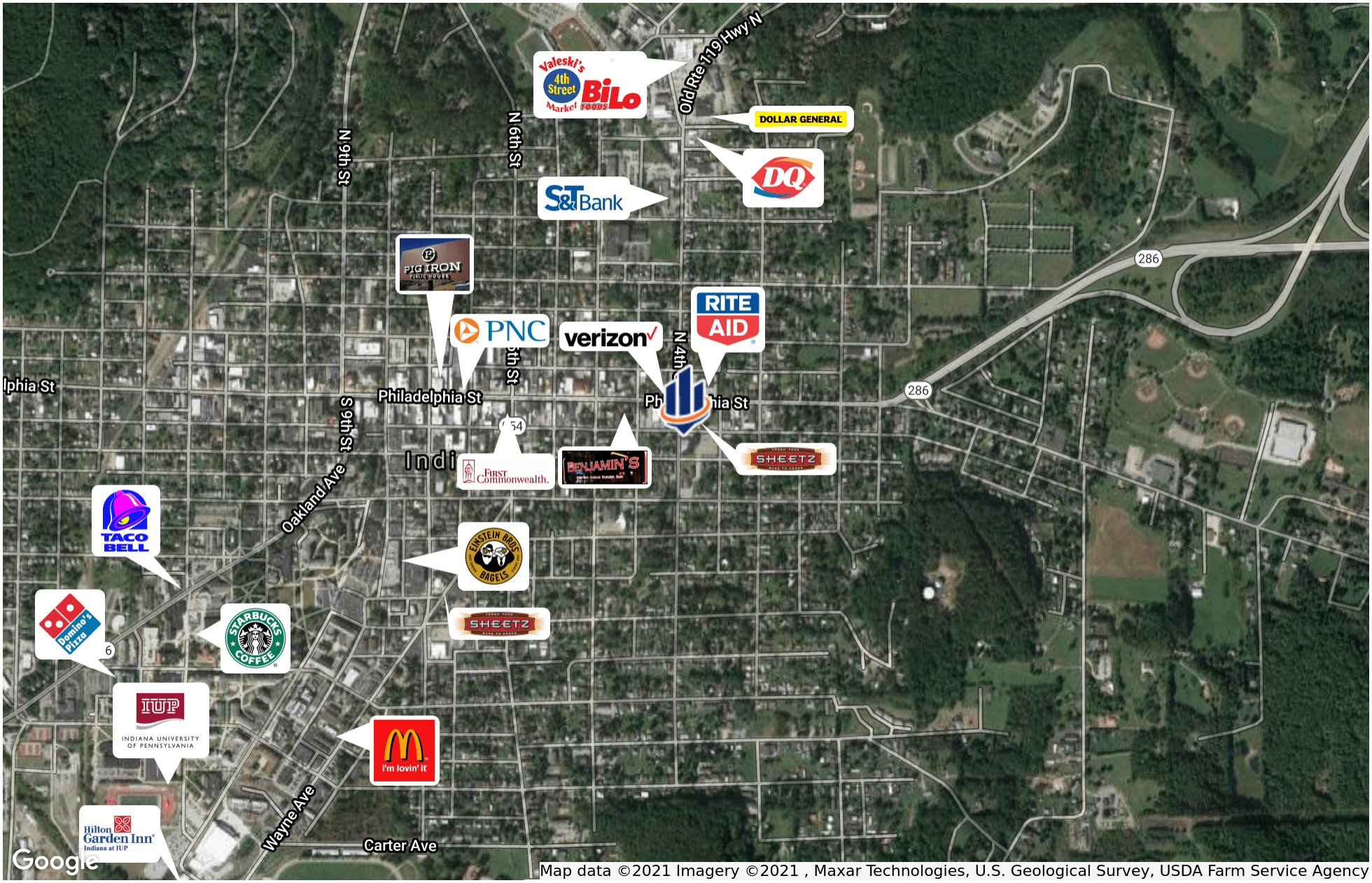
RETAILER MAP

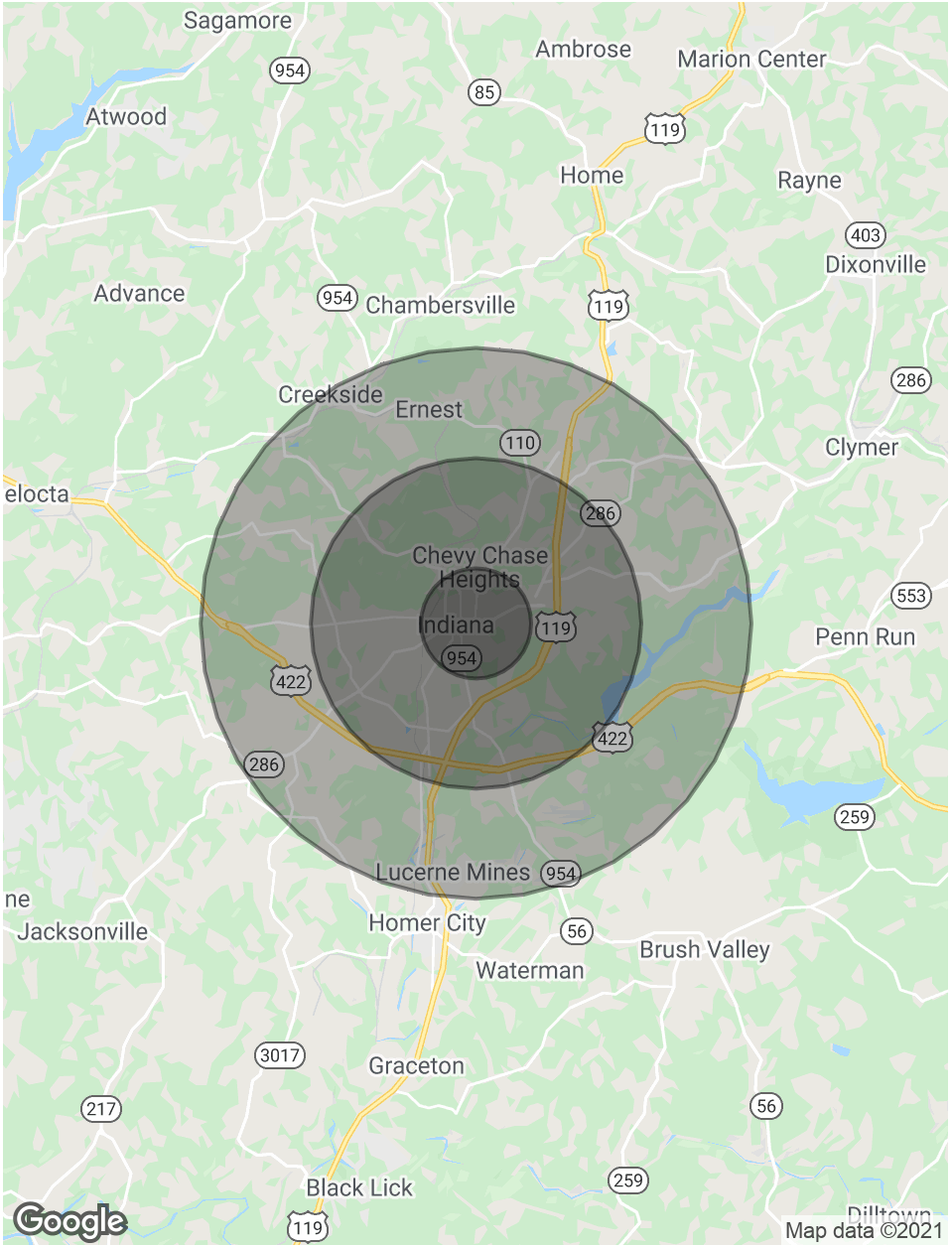


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,401	27,448	39,896
AVERAGE AGE	27.8	30.6	33.6
AVERAGE AGE (MALE)	25.3	27.1	29.4
AVERAGE AGE (FEMALE)	30.3	34.1	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,013	10,027	14,873
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	$40,835	$46,552	$51,413
AVERAGE HOUSE VALUE	$119,973	$149,933	$158,147

** Demographic data derived from 2010 US Census*



MEET THE TEAM

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