



ZIPS CAR WASH

4035 Challenger Avenue | Roanoke, VA | 24012

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Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or 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, Buyer is responsible for conducting his/her own 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 Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'

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- This Zips Car Wash is on a **Triple Net lease with 14+ years remaining and 1.5% annual increases.**
- Conveniently **located on an outlot to Kroger** and along Challenger Ave where traffic counts average 38,000 vehicles daily.
- Car Washes Qualify for **Bonus Depreciation via the Tax Cuts and Jobs Act of 2017.** (Please consult your CPA.)
- Nearby retailers include Walmart Supercenter, Lowe's, Chick-fil-A, CVS, Starbucks, and more. There is also a **440 acre industrial park that includes Advance Auto Parts, Elizabeth Arden, FedEx Ground, Orvis and tentatively Amazon.**
- Excellent demographics with **1 mile average household income of \$91,383** and 5 mile population of 88,735.
- **Zips Car Wash operates over 280 locations** in 25 states under 3 brands.
- **Roanoke is the center of one of Virginia's largest metropolitan regions,** and a hub for transportation, finance, and industry in southwestern Virginia. Ranked as one of International Mountain Biking Association's top mountain biking destinations in the world.

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INVESTMENT SUMMARY

PRICE	\$6,347,650
CAP	6.75%
NOI	\$428,464.94
RENT/SF	\$93.59
RENT ADJUSTMENTS: 1.5% Annual	

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	20 Years
RENT COMMENCEMENT	11/15/2018
LEASE EXPIRATION	11/30/2038
RENEWAL OPTIONS	Six 5-Year



LEASE NOTES:

Net, Net, Net. No landlord responsibilities.

PROPERTY INFORMATION

ADDRESS	4035 Challenger Avenue Roanoke, VA 24012
BUILDING SIZE	4,578 SQ. FT.
LOT SIZE	1.11 Acres
COUNTY	Roanoke
YEAR BUILT	2009

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2024 POPULATION	2,678	30,495	88,735
2029 POPULATION	2,706	30,714	88,790
2024 MEDIAN HOUSEHOLD INCOME	\$65,737	\$65,454	\$56,422
2024 AVERAGE HOUSEHOLD INCOME	\$91,383	\$86,662	\$77,144

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

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PROPERTY	Zips Car Wash
TENANT	Zips Car Wash, LLC
REVENUES	Confidential
NET WORTH	Confidential
S&P RATING	Non Rated
WEBSITE	https://www.zipscarwash.com/



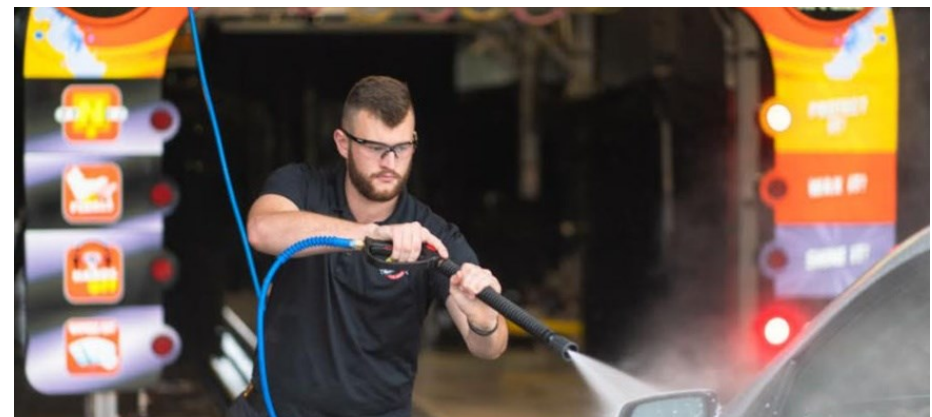
Zips Car Wash operates over 280 locations in 25 states under 3 brands.

Zips Car Wash, headquartered in Plano, Texas, uses the latest industry technology to provide clean, dry, and shiny vehicles, as well as exceptional customer experiences. Zips Car Wash operates underneath the brands of Rocket Express Car Wash, and Jet Brite Car Wash.

With nearly 20 years in the business, Zips prides itself on providing the highest quality express tunnel car wash in the industry, offering a wide range of services including basic washes, upgraded packages to include waxing, interior cleaning and more. There are also membership programs to its customers to provide the best possible price to its committed users.

Zips also provides a 24 Hour Clean Car Guarantee with the purchase of every Premier car wash, allowing customers to come back within 24 hours with a receipt and receive a free basic re-wash.

In September 2023, Zips Car Wash was recognized by Newsweek for “Best in Customer Service.” Zips Car Wash has been a growing brand and has made customer service one of its top priorities. One of Zips most important values is giving back to the community, from fundraisers to military offers, they are all about uplifting local heroes and bringing people together across America’s



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ROANOKE

This Zips Car Wash is located on Challenger Avenue where traffic counts average 38,000 vehicles per day. Located on an outlet to Kroger and nearby retailers include Walmart Supercenter, Lowe’s, Chick-fil-A, CVS, Starbucks, and more. Zips Car Wash is also located by a 440 acre industrial park that includes Advance Auto Parts, Elizabeth Arden, FedEx Ground, Orvis and tentatively Amazon.

Roanoke is the center of one of Virginia's largest metropolitan regions, and a hub for transportation, finance, and industry in southwestern Virginia. Known as the “Capital of the Blue Ridge” and “Festival City”, Roanoke is filled with galleries, museums, shopping, rich history and much more.

Ranked as one of International Mountain Biking Association’s top mountain biking destinations in the world, Roanoke visitors and residents can quickly access the Appalachian Trail and plenty of other famous outdoor attractions. Roanoke sits beside the Blue Ridge Parkway which is one of the most popular attractions in the National Parks System which millions of visitors enjoy annually. The most iconic attraction is the Roanoke Star, a 100-foot-high illuminated steel and concrete structure that's been a beacon at the top of Mill Mountain for more than 60 years. It is the world’s second largest illuminated man-made star.

Voted one of "Southwest Virginia's Best Festivals" by Virginia Living magazine and “Favorite Annual Festival” by the readers of The Roanoke magazine, Community School's Strawberry Festival is one of Roanoke’s most popular and well-known events. The Virginia Transportation Museum is a unique destination that celebrates the rich history of transportation in the Commonwealth of Virginia. The museum gives visitors the chance to see how transportation has changed and includes everything from historic trains, streetcars, buses, and much more.



BLUE RIDGE PARKWAY



ROANOKE STAR



VIRGINIA TRANSPORTATION MUSEUM

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The Roanoke Centre for Industry and Technology

The Roanoke Centre for Industry and Technology (RCIT), located near Zips Car Wash, is one of Western Virginia's premiere industrial parks. This 440-acre park was initially developed by the City of Roanoke in 1980, and was expanded in 1992. Major employers in the RCIT include Advanced Auto Parts Distribution Center, Beacon, Bimbo Bakeries, Blue Hills Communication Center, Creative Kids School, Elizabeth Arden, FedEx, Info Seal, Orvis Distribution Center, SEMCO, and Virginia Transformer Corporation. In addition, the park is located within an [Enterprise Zone](#), which allows for possible utilization of a number of grant and incentive opportunities.

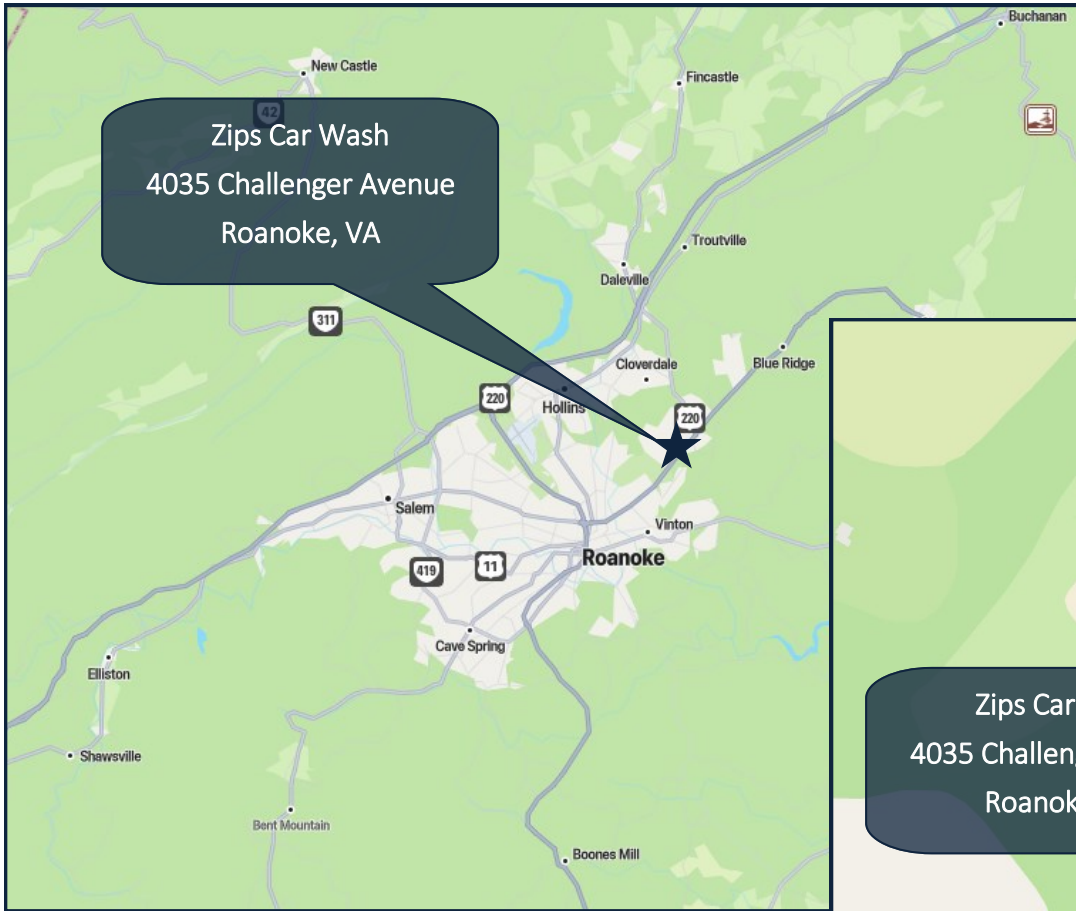
Other tenants in the area include Pepsi, Coca Cola Distribution, Marvin, and much more. Amazon also has plans to build a 125,000 square foot distribution center within the Roanoke Centre for Industry and Technology. [Click here for more information on the Amazon project.](#)



Elizabeth Arden



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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 900 net leased sales transactions totaling over \$2.8 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Chick-Fil-A	KinderCare	Sherwin Williams
Advance Auto	Chipotle	Kohl's	Starbucks
Aldi	Circle K	Kum & Go	Sunoco
Allina Health	CVS Pharmacy	LA Fitness	Super America
Applebee's	Dollar General	Mattress Firm	Taco Bell
Arby's	Dollar Tree	McDonald's	Tires Plus
Aspen Dental	Duluth Trading Co.	Michaels	Top Golf
Bank of America	Fairview Health	National Tire & Battery	Tractor Supply
BJ's Wholesale Club	Family Dollar	Northern Tool & Equipment	Trader Joe's
Buffalo Wild Wings	Fresenius	Office Depot	United Healthcare
Burger King	Gander Mountain	O'Reilly Auto Parts	US Bank
Caliber Collision	Goodwill	Perkins	Valvoline
Camping World	Grease Monkey	Petco	Walgreens
Caribou Coffee	Jack in the Box	Pizza Hut	Wawa
Chase Bank	Jiffy Lube	Royal Farms	Wells Fargo Bank



L to R: Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Amanda Leathers; & Gaby Goldman