

900 HOPKINS CORNER DR



MOJO'S XPRESS WASH PORTFOLIO

WAYNESBORO, GA | SWAINSBORO, GA



332 S GREEN ST



EXCLUSIVELY LISTED BY:



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INVESTMENT HIGHLIGHTS



\$8,750,000
PORTFOLIO LIST PRICE

OWNER/USER OPPORTUNITY

PROPERTY & BUSINESS OVERVIEW:

- **Owner/User Opportunity:** Opportunity to acquire the business, building, and underlying real estate on two express wash locations in GA. High volume generating business with opportunity for significant NOI Growth. Financial information is provided upon signed confidentiality agreement.
- **Seller Renovations for New Owner:** On the Swainsboro site (built-in 2018), the owner recently invested in substantial upgrades which included a new arch, ceramics, graphene, 2 new LPR Cameras, a new menu board, new chairs & rollers, 16 new cameras, and a 25 HP vacuum turbine.
- **Dynamic Features/Layout**
 - Swainsboro: Sits on ±1.29 AC and houses a ±125 FT tunnel with 14 Vacuums.
 - Waynesboro: Sits on ±1.10 AC and houses a ±135 FT tunnel with 10 Vacuums (infrastructure to add 4 more).
- **Qualifies for Bonus Depreciation:** Car washes qualify for bonus depreciation which allows you to write off the majority cost of the purchase in year 1*.
- **Recurring Customer Base:** A recurring customer base showing a proven track record in the area.
- **Low-Expense Load**
 - Swainsboro: Houses a well installed for water but it also hooked up to city water and sewer.
 - Waynesboro: Contains a special water meter and the water bill is historically only \$300-\$400/month.

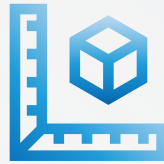
LOCATION AND DEMOGRAPHICS:

- **Strategic Locations:** Both sites are Walmart Outparcels and are located 40 miles apart to help streamline management.
- **Modern Construction with Sonny's Equipment:**
 - Swainsboro: Built in 2017 and opened in 2018.
 - Waynesboro: Built in 2023.
- **Minimal Competition:** There is not another true express car wash within 20+ Miles of the location.
- **Strong Neighboring Retailers and Location:** Directly across from Walmart and national retailers such as Walgreens, Zaxby's, Dairy Queen, KFC, Tractor Supply, Dollar Tree, and Burger King.
 - Swainsboro Market: Swainsboro, Georgia, has a population of about 7,611 and is located in Emanuel County. The city's economy includes agriculture, manufacturing, and retail. Local businesses are supported by the community and government incentives.
 - Waynesboro Market: Waynesboro, Georgia, has a population of around 5,607 and is in Burke County. The city's economy is driven by agriculture, manufacturing, and the nearby Plant Vogtle nuclear facility.

900 HOPKINS CORNER DR | WAYNESBORO, GA 30830



±4,200 SF
GLA



±1.10 AC
LOT SIZE



2023
YEAR BUILT



±135 FT
TUNNEL LENGTH

Facility Summary

Car Wash Type	Express
Equipment	Sonny's
POS System	Sonny's
Vacuum Count	10
Pay Station Count	2
Equipment Status	Good Working Order
Traffic Counts	±13,200 VPD
Hours of Operation	Open 8 AM to 8 PM
Zoning	C-1 (Commercial)





Walmart
Supercenter

1st Franklin Financial
Serving Our Neighbors Since 1912

FIAMM
Your World, Our Energy

GE Grid Solutions

MURPHY USA

TSC TRACTOR SUPPLY CO

TMC
world of transformers

MGC
MR. GOLF CARTS

Worthouse.
Metal Roofing Manufacturing

MOJO'S
XPRESS WASH
900 HOPKINS CORNER DR

DOLLAR TREE

25 ± 13,600 VPD

25

KFC

Hampton
by HILTON

SUNOCO

BURGER KING

Samsonit
STRENGTH THROUGH INNOVATION

GALAXY
DISTRIBUTION

ONE EYE
DANCE STUDIO

BURKESTONE PLACE
APARTMENT COMPLEX
70 UNITS

ingevity

AFFORDABLE STORAGE

HELENA
People... Products... Knowledge...

McKINNEY
WHOLESALE



900 HOPKINS CORNER DR | WAYNESBORO, GA 30830



332 S GREEN ST | SWAINSBORO, GA 30401



±4,097 SF
GLA



±1.29 AC
LOT SIZE



2018
YEAR BUILT



±125 FT
TUNNEL LENGTH

Facility Summary

Car Wash Type	Express
Equipment	Sonny's
POS System	Sonny's
Vacuum Count	14
Pay Station Count	2
Equipment Status	Good Working Order
Traffic Counts	±13,600 VPD
Hours of Operation	Open 8 AM to 8 PM
Zoning	C-1 (Commercial)

FINANCING INQUIRIES

For financing options reach out to:

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80



S MAIN ST



EAST GEORGIA STATE COLLEGE
3,063 STUDENTS



+ 12,800 VPD





332 S GREEN ST | SWAINSBORO, GA 30401



MARKET OVERVIEW

SWAINSBORO, GA

Swainsboro, Georgia, located in Emanuel County, serves as a regional hub for commerce, education, and community services in east-central Georgia. The city is well-connected by major highways, including U.S. Routes 1 and 80, facilitating transportation and trade within the region. Its central location has positioned it as a focal point for local businesses, educational institutions, and healthcare services, supporting residents and the surrounding rural areas. Swainsboro offers a balance of residential, commercial, and industrial areas, providing opportunities for economic growth and community development. The city is home to East Georgia State College, which contributes to its educational and cultural offerings, and it maintains a steady pace of development while preserving its commitment to serving the needs of its residents and businesses.

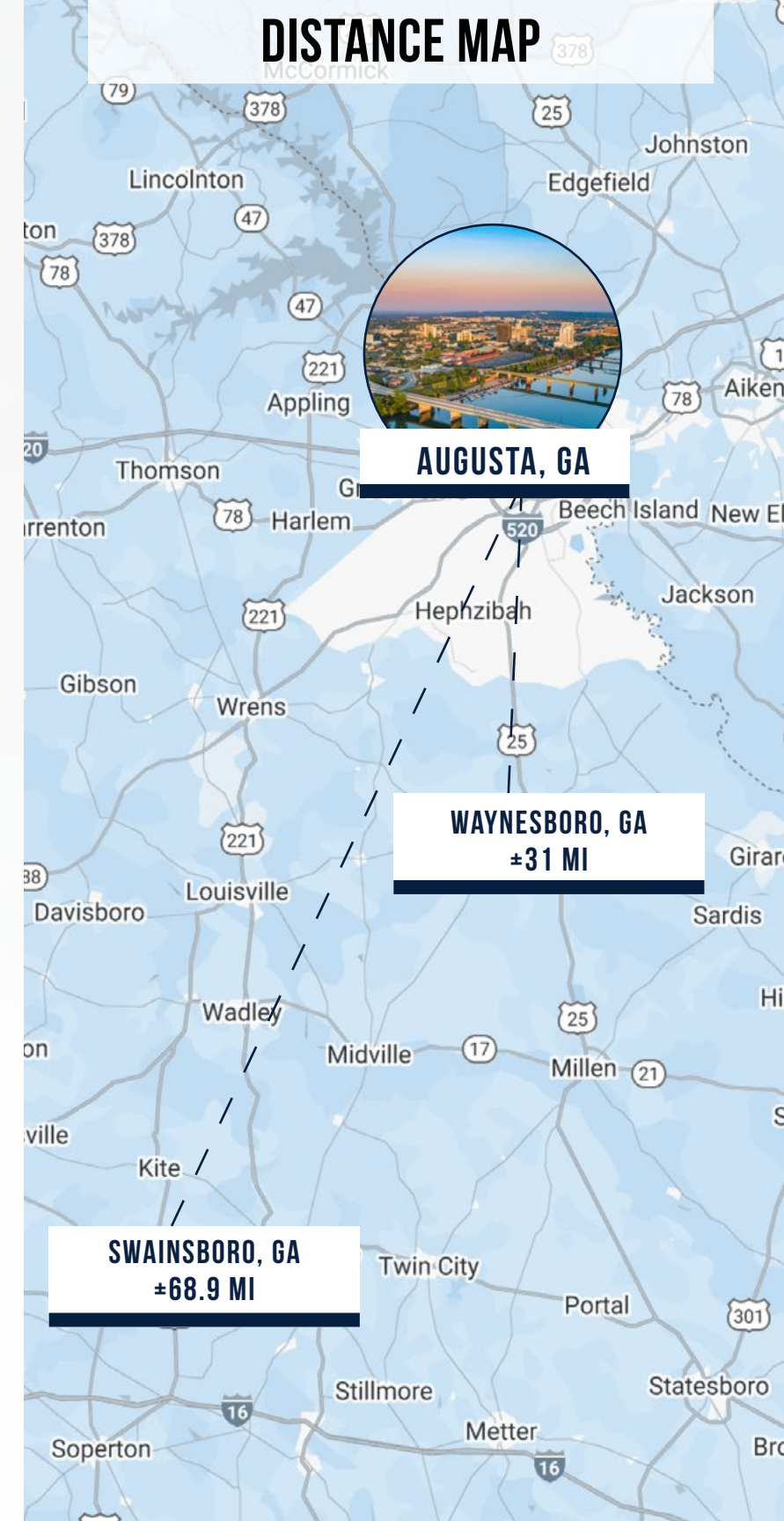
POPULATION	1-MILE	3-MILE	5-MILE
2020 Census	2,797	9,427	11,148
2025 Estimate	2,855	9,666	11,436
2030 Projection	2,906	9,886	11,709
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Census	1,174	3,478	4,165
2025 Estimate	1,187	3,538	4,241
2030 Projection	1,216	3,647	4,376
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$55,861	\$63,163	\$64,933

WAYNESBORO, GA

Waynesboro, Georgia, is a community located in Burke County, approximately 30 miles south of Augusta. The economy is bolstered by these industries, with additional contributions from local manufacturing and small businesses. The area features a mix of residential neighborhoods, educational institutions, and healthcare facilities, making it suitable for families and professionals. Waynesboro's proximity to Augusta provides convenient access to additional employment opportunities, shopping, and cultural amenities. The community is supported by well-maintained infrastructure, including highways and public services, ensuring ease of connectivity within the region.

POPULATION	1-MILE	3-MILE	5-MILE
2020 Census	342	7,634	9,740
2025 Estimate	337	7,487	9,552
2030 Projection	334	7,418	9,464
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Household Projection	693	2,826	3,738
2023 Households	645	2,663	3,524
2020 Households	596	2,643	3,517
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$75,218	\$65,675	\$69,393

DISTANCE MAP



AUGUSTA, GA

WAYNESBORO, GA
±31 MI

SWAINSBORO, GA
±68.9 MI

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **900 Hopkins Corner Dr, Waynesboro, GA, 30830 and 332 S Green St, Swainsboro, GA, 30401** ("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 Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ 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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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 Real Estate Investment Services 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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