



BUSINESS & REAL ESTATE FOR SALE

LEWIS EXPRESS CAR WASH

6750 S LEWIS AVE | TULSA, OK 74136

MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES



EXCLUSIVELY LISTED BY

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SECTION
ONE

INVESTMENT HIGHLIGHTS

LEWIS EXPRESS CAR WASH



OWNER/USER OPPORTUNITY – Opportunity to acquire the business, building, and underlying real estate.



EXCELLENT EXPOSURE – Located on a corner lot, Lewis Car Wash has high visibility, multiple ingress & egress points and slower traffic allowing vehicles to smoothly move throughout the facility.



HIGH RATING – This location has a 4.2-star rating on Google.

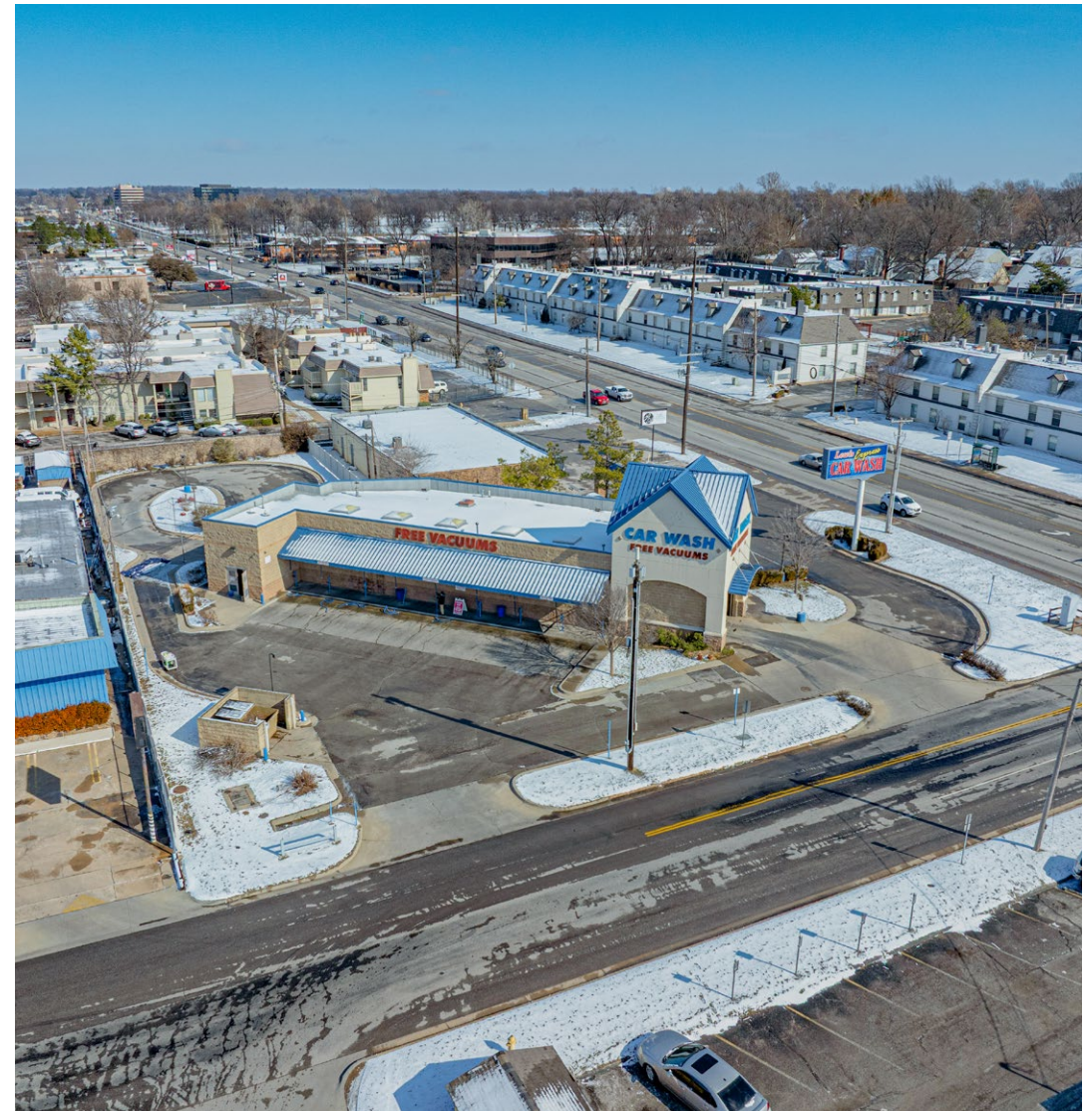


MARKET SHARE – Prime location with no other competitor washes within 2 miles of the property.



SPECIAL TAX ADVANTAGE - ACCELERATED DEPRECIATION – Under IRS Code Sections 179 & 168(k), these types of properties can qualify for business expense deductions up to 40 percent of the cost in the first year. Some car washes even qualify for “bonus depreciation” for personal property acquisitions in addition.

**Matthews™ does not provide tax, legal or account advice. This is for informational purposes only and is not intended to provide or be relied on for tax, legal or accounting advice*





E 71ST ST ± 26,600 VPD

CHATEAU 68
218 UNITS

THE OTHER SIDE EVENT CENTER
EVENT CENTER

**SUBJECT
PROPERTY**



S LEWIS AVE ± 19,900 VPD



SECTION
TWO

FACILITY SUMMARY
LEWIS EXPRESS CAR WASH



FACILITY SUMMARY



\$2,300,000
LIST PRICE

WASH NAME	LEWIS EXPRESS CAR WASH
ADDRESS	6750 S LEWIS AVE, TULSA, OK 74136
TUNNEL LENGTH	125 FT
POS	2
VACUUMS	9
YEAR BUILT	2006
LOT SIZE	±0.89 AC
VPD (S Lewis Ave.)	±19,900 SF



TULSA, OK

DEMOGRAPHIC HIGHLIGHTS WITHIN FIVE MILES OF THE PRIMARY TRADE AREA



\$90,594

AVG HH INCOME



\$3.0B

2024 CONSUMER SPEND



85,637

HOUSEHOLDS



193,763

POPULATION

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	13,498	77,790	193,198
2025 Population	13,962	78,554	193,763
2030 Population Projection	14,508	81,279	200,221
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 Households	5,593	36,165	85,565
2025 Households	5,788	36,447	85,637
2030 Household Projection	6,020	37,720	88,508
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$66,117	\$79,422	\$90,594

MARKET OVERVIEW

Tulsa is the second-largest city in Oklahoma, serving as a major economic and commercial hub for the region. With a population exceeding 400,000 and a metropolitan area of nearly one million residents, Tulsa benefits from a strong and diverse economy driven by industries such as energy, aerospace, manufacturing, healthcare, and logistics.

The property is a well-trafficked corridor in South Tulsa. This area is characterized by a mix of commercial developments, retail centers, and established residential neighborhoods, providing a steady customer base for businesses. The location offers direct access to major thoroughfares, including Riverside Parkway and the nearby U.S. Highway 64, facilitating strong connectivity within the city.

Tulsa's economic stability is reinforced by its low cost of living, business-friendly environment, and ongoing infrastructure improvements. The city has attracted corporate investments and continues to see growth in retail, hospitality, and service industries. Additionally, Tulsa International Airport and the Port of Catoosa support regional and national logistics, further strengthening the local economy.

The South Lewis Avenue corridor benefits from strong traffic counts, proximity to shopping centers, and nearby residential communities. The combination of established consumer demand and ongoing economic growth makes this a solid investment location for commercial real estate.

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 **6750 S Lewis Ave, Tulsa, OK 74136** (“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.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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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