

An aerial photograph of a commercial property. The main building is a long, single-story structure with a grey roof and blue accents. It has several large windows and a prominent entrance. To the left, there's a parking lot with several cars. To the right, there's a car wash area with a blue roof. In the background, there are residential houses and trees. The Colliers logo is in the top right corner.

Colliers

Profitable Laundromat, Car Wash & Real Estate
Offering Memorandum

The Local Wash

595 Lafayette Road, Hampton, NH

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The Offering

Rare opportunity to acquire a fully operational, turnkey car wash and laundromat with real estate included in the highly desirable Seacoast market. The Local Wash is a well-established, recently updated facility offering multiple revenue streams and strong upside potential for a new owner.

Positioned on a .49± acre parcel with excellent visibility along Lafayette Road, the property features a 3,632± SF building and strong daily traffic counts, making it an ideal investment opportunity. Phase One Environmental done in 2023 identified no RECs.

Financial Summary

Property	The Local Wash
Property Address	595 Lafayette Road, Hampton, NH 03842
Building Size	3,632± SF
Acreage	0.49±
List Price	\$2,700,000

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Turnkey operation with **multiple income streams**
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Car washes & laundromats offer an opportunity for **100% bonus depreciation**
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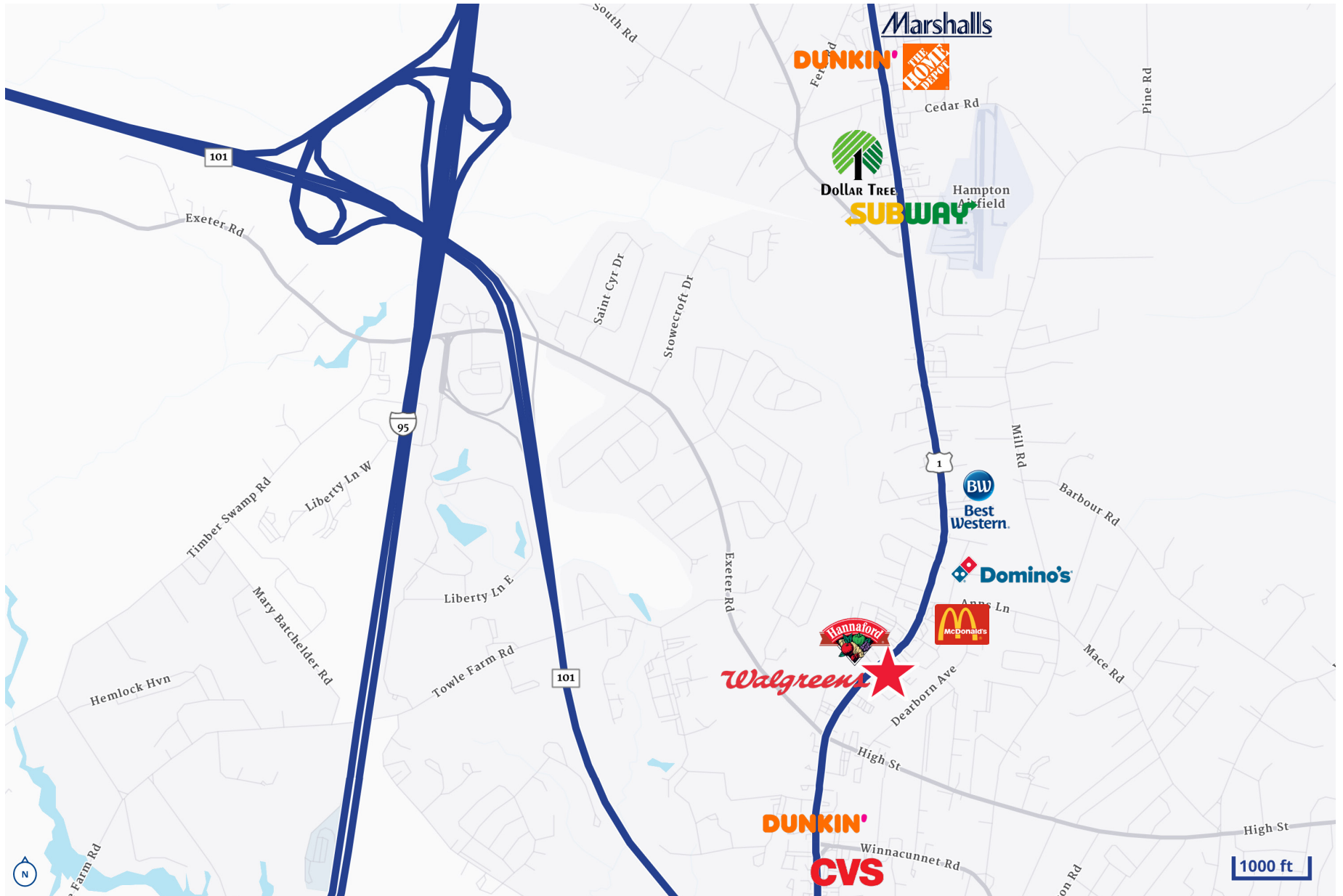
Valuable real estate on **Route 1** with **14,498+ AADT**
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Remote access to security camera & car wash payment stand reports
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Value add opportunities & updated technology
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Minimal competition with a high barrier to entry

Locator Map



Physical Description

Property Address:

595 Lafayette Road
Hampton, NH 03842

Total Building Size:

3,632± SF

Acreage:

0.49±

Year Built:

1988

No. of Floors:

1

Zoning:

TC-N

Utilities:

Municipal water & sewer
Natural gas

2025 Taxes:

\$17,319.75

Occupancy:

100%

Tenancy:

Single

Parking:

Ample on-site

Wash Bays:

1 soft touch in-bay automatic
4 self-serve

Road Frontage:

85'± on Route 1

Accessibility:

Located on busy Route 1 with
14,498 AADT per NHDOT 2025



Property Photos



Equipment Included in Sale

Laundromat

- Lochnivar high efficiency gas water heater
- Bradford White 119 gal water tank
1,000 lb. washer & 1,250 lb. dryer capacities
- 5 Speed Queen 40 lb. washers (install 1/2026)
- 8 Speed Queen 30 lb. washers (install 1/2026)
- 4 Speed Queen 40 lb. washers
- 4 Speed Queen 60 lb. washers
- 5 single 40 lb. 6" base
- 7 Dexter 30 lb. stack dryers
- 6 Dexter 50 lb. stack dryers
- 3 Dexter 80 lb. dryers
- 32 Spyderwash EMV/credit card readers
- 1 Spyderwash reader hub
- 1 Spyderwash EMV kit
- 1 Spyderwash loyalty card kiosk
- 13 ESD coin box
- 1 standard 2 hopper coin machine
- 1 front load 2 hopper coin machine
- 1 Vendmaster 12 column electric soap vending machine
- 1 Tuff Trough 10'x18"x12"
- Wash, Dry, Fold POS System & scale
- 8 folding tables
- 8 chairs
- 8 laundry rolling carts

Tunnel Wash

- Autec EV-1 Evolution Combination Car Wash System
- 5 Chemical distribution arches in tunnel
- Lights & signage in tunnel
- 2 tubular ceiling radiant heat in tunnel
- 5 blowers (dryers) & arch
- Equipment room for tunnel – all equipment & parts to run tunnel wash
- Lochnivar boiler (entrance & exit pad heat)
- Ingersoll Rand air compressor
- Saylor Beall air compressor (new & uninstalled)
- Rolling tool box
- Purclean RO Spot Free rinse system

Self-Serve Car Wash

- 4 self-serve bays with P.D. McLaren washing systems
- Jarco Boiler (pad heat doe self-serve bays)
- State Select hot water tank
- DeWalt air compressor
- Rowe 2 hopper coin machine
- Weepmizer DX1000 water weep system
- Miscellaneous parts & supplies that are boxed & labeled on shelves – as is
- Tool box – to be left as is
- 2 Fragmatic Combo Shampoo & Vacuum units
- 2 JE Adams Vacuums
- Drop Shelf outside Vending Machines
- (5) Vending machine single row
- (1) Vending machine 5 row (trees)

Vending & Inventory

- Soap vending inventory
- Chemical for tunnel
- Chemical for self-serve
- We will make sure there is a 1-week supply of chemical & vending supplies

Miscellaneous

- Snow blower – as is
- Power washer – as is
- Electric leaf blower – as is
- Variety of wooden step ladders – as is
- Office – desk, shelving, furniture, fridge – as is
- Middle/spare parts office - desk, file cabinet & shelving in middle office – as is
- Couch & chair – as is
- Extra parts in office for self-serve car wash, tunnel wash & laundromat - as is
- All outdoor lights & signage associated with each of the businesses – as is
- Specco 16 camera security system
- Maine State Security motion alarm system



Proven **Systems, Branding** & **Operational** Structure

Established Brand Identity & Market Presence

- Cohesive brand across logo, signage & facility design
- Professional website
- Active Facebook & Instagram accounts with local engagement

Documented Procedures & Operational Playbook

Standard Operating Procedures (SOPs) for:

- Daily opening/closing routines
- Equipment operation & maintenance
- Laundry operations & customer service

Clear systems for:

- Cash handling & reporting
- Cleaning schedules & quality control
- Inventory control

Updated Technology

- Remotely accessible security camera system
- Unitec car wash payment stand with remote reporting capabilities
- Touchscreen customizable laundromat equipment
- Brand new cash exchange for laundromat loyalty card kiosk



Opportunities

Value-Add Opportunities

- Wash, dry, fold and delivery services
- Car wash membership or subscription programs
- Laundromat loyalty program
- Expand to 24-hour model (current hours: 5am-10pm)
- Increase car wash & laundromat pricing
- Expand local partnerships and fleet accounts
- Car wash water reclaim system
- Add card readers to vacuums
- Increase car wash capture rate (currently low for industry)

Tax Incentives

• Accelerated Depreciation

Equipment (tunnels, vacuums, pay stations, POS systems) may qualify for bonus depreciation or Section 179, often allowing for full first-year write-offs.

• Cost Segregation Studies

Owners can reclassify portions of the property (paving, lighting, plumbing, electrical, drainage) into shorter depreciation schedules, further accelerating write-offs.

• Real Estate & Operations

Holding real estate and operations in separate LLCs allows for tax-efficient rent strategies, liability protection, and future flexibility.

These incentives make car washes and laundromats not only profitable businesses, but also tax-advantaged investments.



Please consult with your accountant for tax advice.

Demographics

3 Mile Radius

Total Population	20,085
Total Households	9,381
Avg Household Income	\$160,638
Median Age	54.1
Total Businesses	1,424
Total Employees	12,849

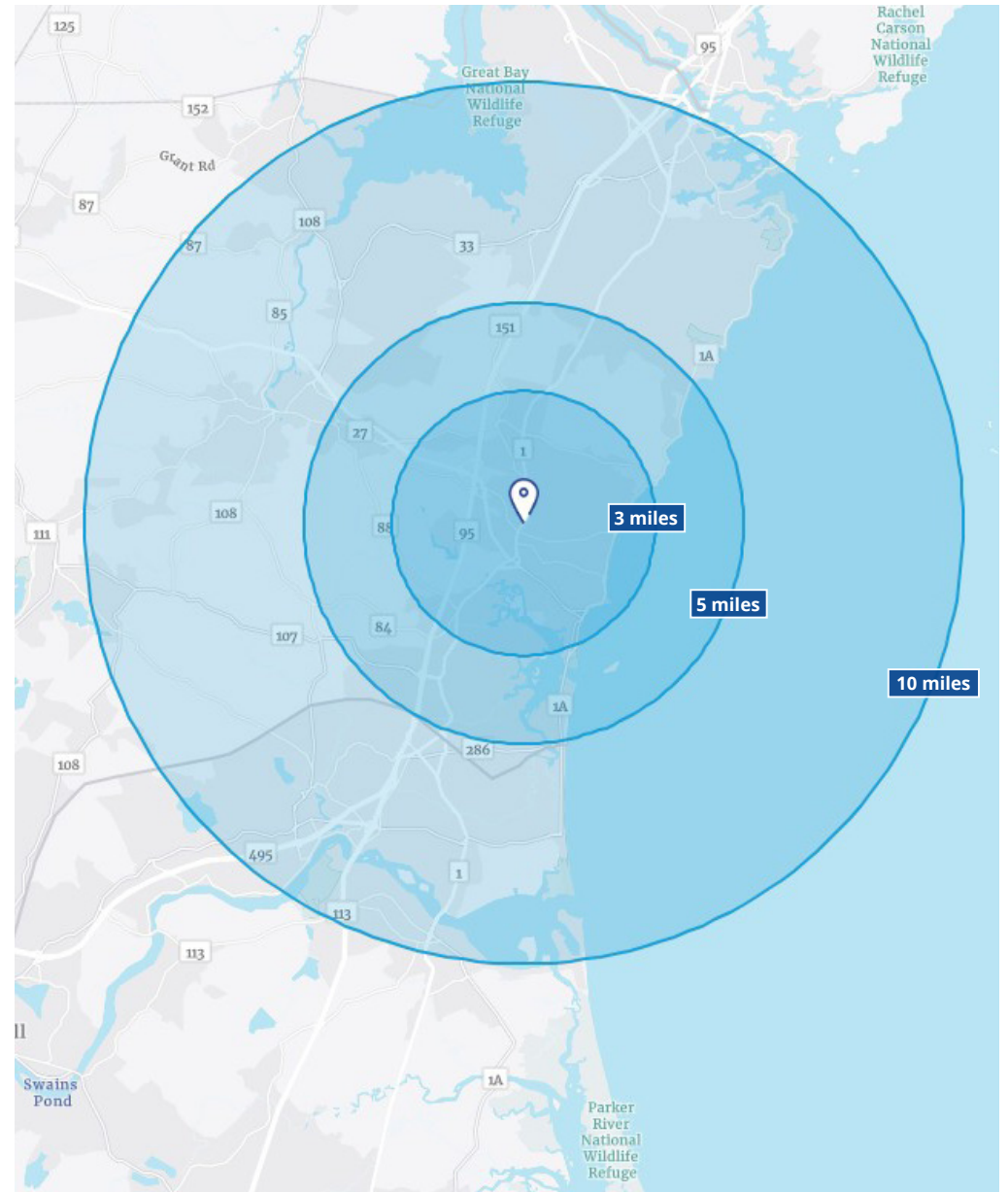
5 Mile Radius

Total Population	37,698
Total Households	17,187
Avg Household Income	\$164,423
Median Age	54.1
Total Businesses	2,494
Total Employees	25,839

10 Mile Radius

Total Population	140,729
Total Households	63,791
Avg Household Income	\$173,692
Median Age	49.7
Total Businesses	9,377
Total Employees	94,628

Source: Esri, U.S. Census 2025 Data & 2030 Forecast



CLEARANCE 7' 4"

Wash is at clearance level

PLATINUM	\$20
GOLD SILVER	\$18
SILVER BRONZE	\$14
BRONZE	\$12

PLATINUM	GOLD	SILVER	BRONZE
\$20	\$18	\$14	\$12

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Accelerating success.

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