Tidal Wave Car Wash Portfolio | 100% Bonus Depreciation | 300+ Location Corporate Guaranty

3-Unit Tidal Wave Auto Spa Portfolio

Georgia, Texas, Iowa

Offering Memorandum

Exclusive Net-Lease Offering

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The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, NNN Properties (dba) SURMOUNT and Bang Realty-Georgia, Inc have not and will not verify any of this information, nor has NNN Properties (dba) SURMOUNT and Bang Realty-Georgia, Inc conducted any investigation regarding these matters. NNN Properties (dba) SURMOUNT and Bang Realty-Georgia, Inc make no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. NNN Properties (dba) SURMOUNT and Bang Realty-Georgia, Inc expressly deny any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure 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 and legal 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 and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's 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.

By accepting this Marketing Brochure you agree to release NNN Properties (dba) SURMOUNT and Bang Realty-Georgia, 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.

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Offering Memorandum

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Content

Tidal Wave Auto Spa

Individual Properties

Address	Annual Rent	Lease Structure	Lease Expiration	Renewal Options Remaining	Rent Increases
11540 Pearland Parkway, Houston TX	$323,771	20-Year NNN	7/31/2041	4, 5-Year Options	2.00% Annually
512 North Belair Road, Evans GA	$349,165	20-Year NNN	7/31/2041	4, 5-Year Options	2.00% Annually
3274 Crosspark Road, Coralville IA	$323,771	20-Year NNN	12/31/2041	4, 5-Year Options	2.00% Annually

Portfolio Highlights

100% Bonus Depreciation
All three locations qualify for 100% bonus depreciation, providing investors with unprecedented tax savings in year one of ownership.

Long Term NNN Leases
All three properties are subject to true NNN leases with zero landlord responsibilities with 16 years of remaining lease term.

Leases Guaranteed By Tidal Wave With Over 300 Locations
All leases provide the full strength of the Tidal Wave brand, with over 300 locations nationwide. Tidal Wave is the third largest car wash company in the country.

Strong Portfolio Income
The three properties generate approximately $996,707 in combined current annual rent.

2% Annual Rent Growth
Each lease includes 2.00% annual rent increases, providing consistent NOI growth and an inflation hedge.

Outstanding Demographics
All three locations are situated in dense markets with outstanding household incomes and populations. Sites are positioned in heavily trafficked retail corridors and specifically selected by Tidal Wave.

Tidal Wave Auto Spa

Portfolio Investment Overview

LIST PRICE

$17,037,726

CAP RATE

5.85%

NET OPERATING INCOME

$996,707

Address	City	State	Year Built/Renovated	Square Footage	Parcel Size
11540 Pearland Parkway	Houston	TX	2019	3,708	1.29
512 North Belair Road	Evans	GA	2002/2006	3,542	1.43
3274 Crosspark Road	Coralville	IA	2021	3,363	1.38

**Bang Realty is the exclusive listing broker for the site located at 3274 Crosspark Road, Coralville, IA 52241

Tidal Wave Auto Spa

Portfolio Bonus Depreciation

Bonus Depreciation - 100%

Assumptions	
Asset Type	Car Wash
Ownership	Fee Simple
Rent	$996,707
Cap Rate	5.85%
Purchase Price	$17,037,726
Land Allocation	20.00%
Depreciable Basis	80.00%
Useful Life	1
Federal Tax Rate	37.00%
Year 1 Depreciation	$13,630,181
Potential Tax Savings	**$5,043,167**

Accelerated depreciation - 15-Year Schedule

Assumptions	
Asset Type	Car Wash
Ownership	Fee Simple
Rent	$996,707
Cap Rate	5.85%
Purchase Price	$17,037,726
Land Allocation	20.00%
Depreciable Basis	80.00%
Useful Life	15
Federal Tax Rate	37.00%
Year 1 Depreciation	$908,679
Potential Tax Savings	**$336,211**

Standard Depreciation - 39-Year Schedule

Assumptions	
Asset Type	Traditional Retail
Ownership	Fee Simple
Rent	$996,707
Cap Rate	5.85%
Purchase Price	$17,037,726
Land Allocation	20.00%
Depreciable Basis	80.00%
Useful Life	39
Federal Tax Rate	37.00%
Year 1 Depreciation	$349,492
Potential Tax Savings	**$129,312**

Ground Lease - Non-Depreciable

Assumptions	
Asset Type	Traditional Retail
Ownership	Ground Only
Rent	$996,707
Cap Rate	5.85%
Purchase Price	$17,037,726
Land Allocation	100.00%
Depreciable Basis	0.00%
Useful Life	0
Federal Tax Rate	37.00%
Year 1 Depreciation	$0
Potential Tax Savings	**$0**

Tidal Wave Auto Spa

Concept Overview

About the Tenant

Tidal Wave Auto Spa, one of the nation's fastest-growing express car wash companies, operates more than 300+ locations in 30+ states. In 2020, Tidal Wave partnered with Golden Gate Capital to facilitate their accelerated growth across the country. Tidal Wave is one of the top five conveyor car wash companies in the United States and has been included in the Inc. 5000 list for American's Fastest Growing Companies since 2020. The company was recognized as a 2023 Champion of Charity Honoree by Professional Carwashing & Detailing and has raised over $3 million dollars for organizations in their communities. Tidal Wave Auto Spa's roots stem all the way back to the year 1999 when Scott and Hope Blackstock decided to add a car wash to their Thomaston, Georgia-based auto service center. Tidal Wave started with a simple, 5 bay self-service wand wash. In 2004, Tidal Wave opened its very first express car wash and revolutionized the industry. This first express wash, which ultimately became Tidal Wave's signature model, was located in metro Atlanta.

About the Tenant

Tidal Wave's founders had traveled across the southeast researching ways to improve the industry. The company's search helped change the industry and, more importantly, gave its customers a superior car wash experience and a better, cleaner product out of the wash tunnel. With his engineering background, Scott tweaked the common car wash designs and layouts to improve efficiency, experience, and cleanliness. Hope focused on the aesthetics of the business, ensuring that the company's clean, attractive buildings and well-landscaped lots were an attraction that any community could be proud to host. Their combined results gave Tidal Wave customers a lightning-fast wash that left cars sparkling like new. Given the focus on beauty, community pride, and stellar, unequaled customer service, it's no surprise that Tidal Wave quickly became the most successful express car wash in the country.

Tidal Wave Auto Spa

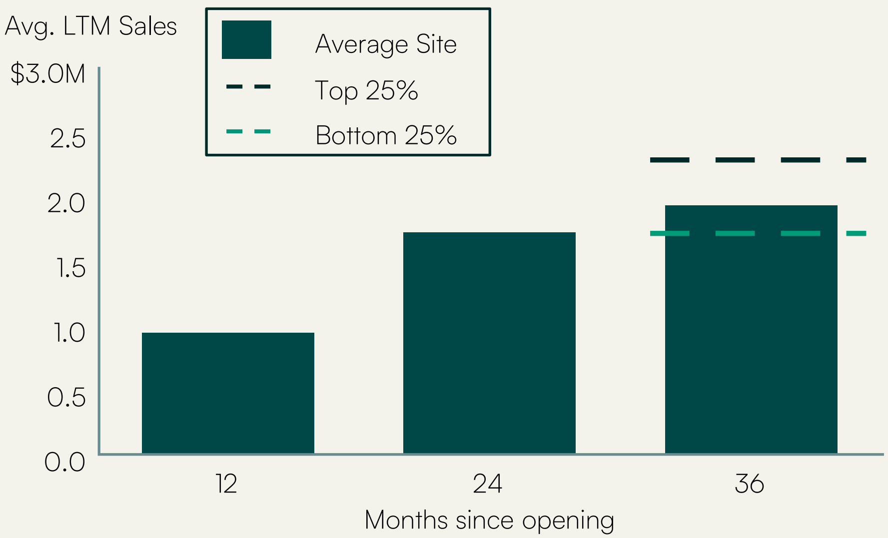
Concept Overview

Tidal Wave units ramp quickly and generate the majority of revenue through recurring membership subscriptions.

Units
300+

Consistent Sales Ramp

Units ramp quickly and consistently to $2.0M+ of sales



Recurring Revenue

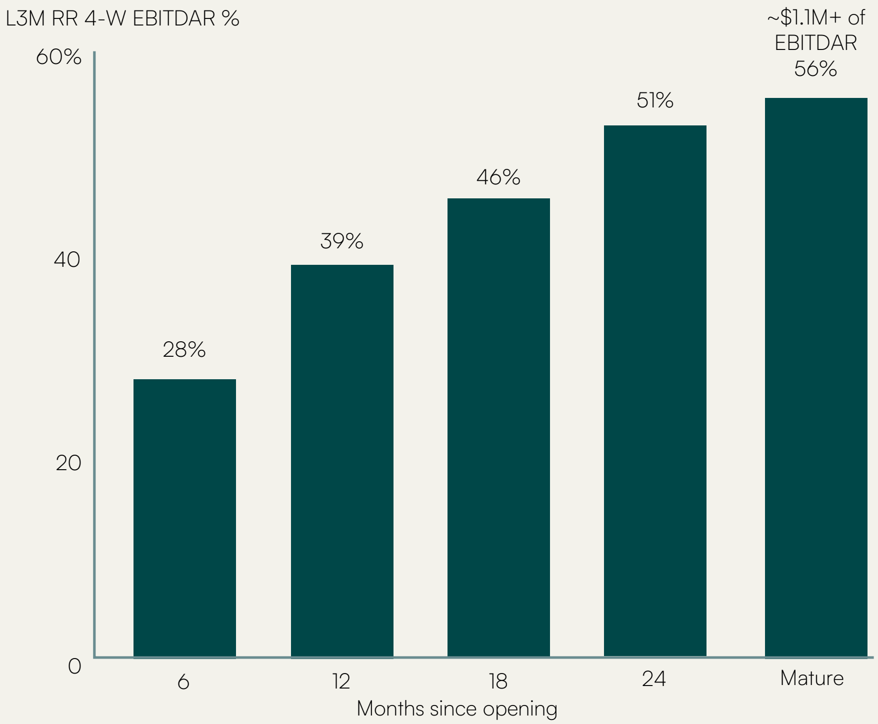
Tidal Wave's popular Unlimited Wash Club minimizes impact from seasonality and builds customer loyalty.

Tidal Wave Auto Spa

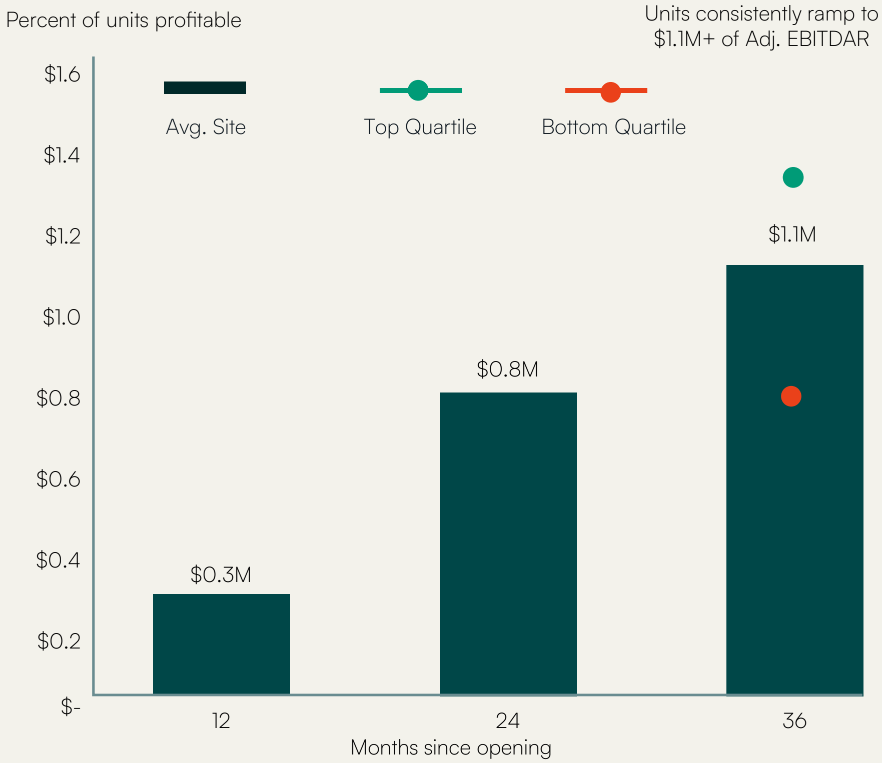
Concept Overview

EBITDAR Maturity

New units are profitable quickly; average units reach 80%+ of mature EBITDAR margin in first 18 months.



Units consistently ramp to $1.1M+ of Adjusted EBITDAR.

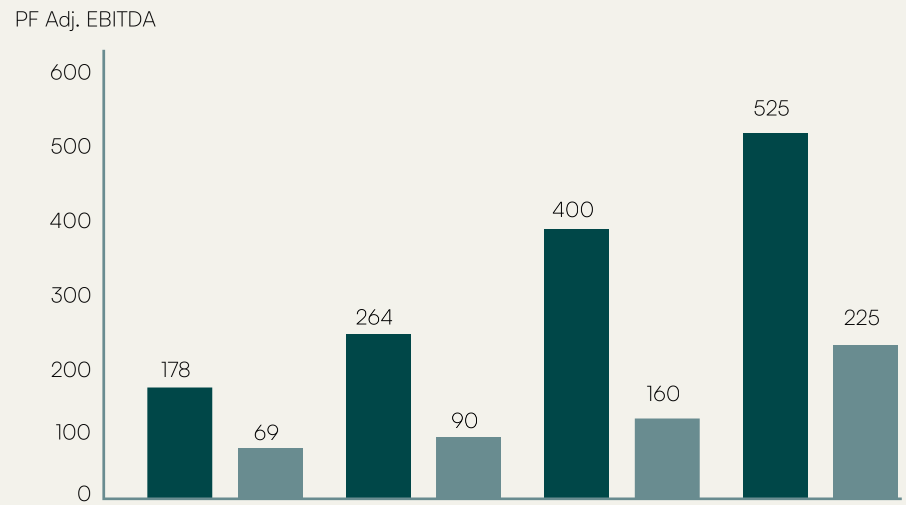


Tidal Wave Auto Spa

Concept Overview

Tidal Wave units ramp quickly and generate the majority of revenue through recurring membership subscriptions.

Forecast



	2022 A	2023 A	2024 A	2025 A
Revenue	$178	$264	$400	$525
Adj. EBITDAR	$69	$90	$160	$225
Total Units	135	222	285	305

Development Opportunities

- Tidal Wave maintains a fully integrated in-house development platform, managing site selection, acquisitions, permitting, zoning, and project management from start to finish
- Electric and steel departments decrease opening timelines and construction costs while decreasing reliance on local tradesman
- In-house development represents majority of new units with balance contributed through partnership with regional developers

Tidal Wave Auto Spa

Concept Overview

Tidal Wave sites are in the attractive Express Conveyor segment of the market.

- High automation and low labor costs enable consistent, predictable margins
- Quick, efficient washes enable high throughput
- Consistent, quality wash delights customers every time
- Exceptional Customer Service Highly replicable playbook for new units

Tidal Wave Auto Spa

Investment Highlights Property One | 11540 Pearland Parkway, Houston, TX

Investment Summary

Surmount is pleased to present the exclusive listing for a Tidal Wave Auto Spa located at 11540 Pearland Parkway, Houston, TX 77089. The site consists of roughly 3,708 rentable square feet of building space on an estimated 1.29-acre parcel of land. Tidal Wave Auto Spa is subject to a 20-year Triple Net (NNN) lease, which commenced 7/23/2021. The current annual rent is $323,771 and has scheduled increases of 2.00% Annually.

Outstanding Site Level Performance

One of the highest-grossing locations within the Tidal Wave Auto Spa portfolio, demonstrating strong customer demand and established site-level operating performance.

100% Bonus Depreciation

Eligible for 100% bonus depreciation, offering qualified investors the potential for meaningful accelerated tax benefits and enhanced after-tax investment returns.

Long Term NNN Lease With Zero Landlord Responsibilities

20-year NNN lease provides stable, long-term income with zero landlord responsibilities, creating a highly passive ownership structure and predictable cash flow.

Corp Guarantee From Tidal Wave

Lease is backed by a corporate guarantee from Tidal Wave Auto Spa, providing additional security and the strength of an established and rapidly expanding car wash operator.

Lease Backed By Tidal Wave Auto Spa, A Rapidly Expanding Operator

Tidal Wave operates one of the nation’s fastest-growing express car wash platforms, providing investors with an established tenant and expanding national footprint.

2% Annual Increase

Contractual 2.00% annual rent increases provide consistent and predictable income growth throughout the lease term while offering an attractive hedge against inflation.

Tremendously Strong Demographics

More than 243,800 residents live within five miles, with average household income exceeding $101,500, supporting substantial consumer spending power and a deep customer base.

Outstanding Traffic & Site Exposure

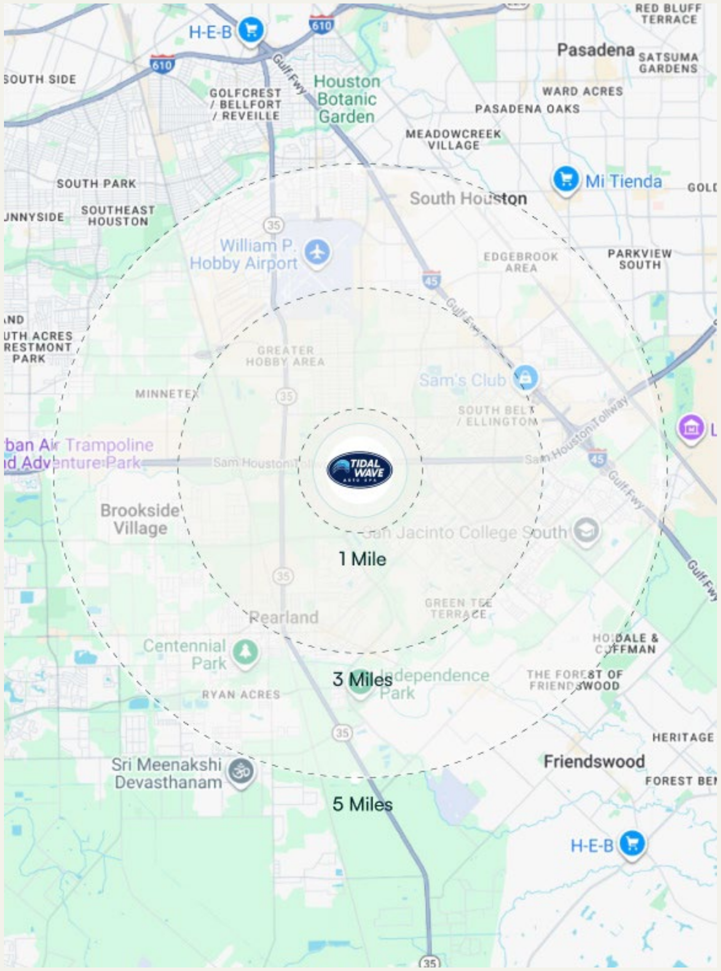
Excellent visibility along Pearland Parkway near Sam Houston Tollway provides strong regional connectivity, convenient access, and exposure to consistent daily traffic.

Tidal Wave Auto Spa

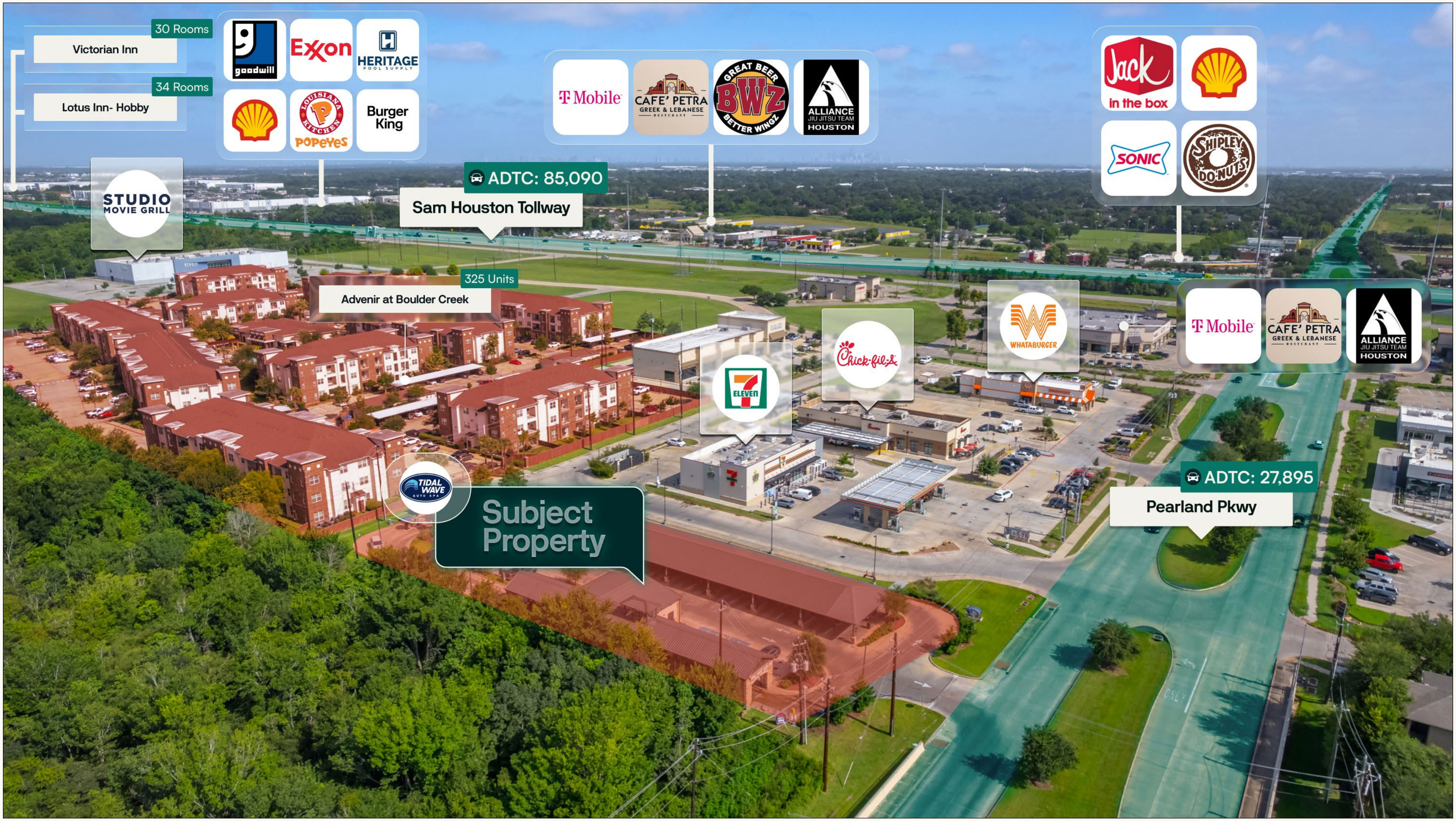
Location Overview Property One | 11540 Pearland Parkway, Houston, TX

Houston, Texas is one of the nation's largest and fastest-growing metropolitan areas, supported by a diverse economy anchored by energy, healthcare, manufacturing, aerospace, and logistics. The property is strategically positioned along Pearland Parkway near the Sam Houston Tollway, benefiting from approximately 27,895 vehicles per day on Pearland Parkway and 85,090 vehicles per day on the tollway. The surrounding corridor features a dense concentration of national retailers including H-E-B, Target, Walmart, Starbucks, Chick-fil-A, McDonald's, 7-Eleven, Walgreens, and Home Depot, along with numerous apartment communities and expanding residential neighborhoods.

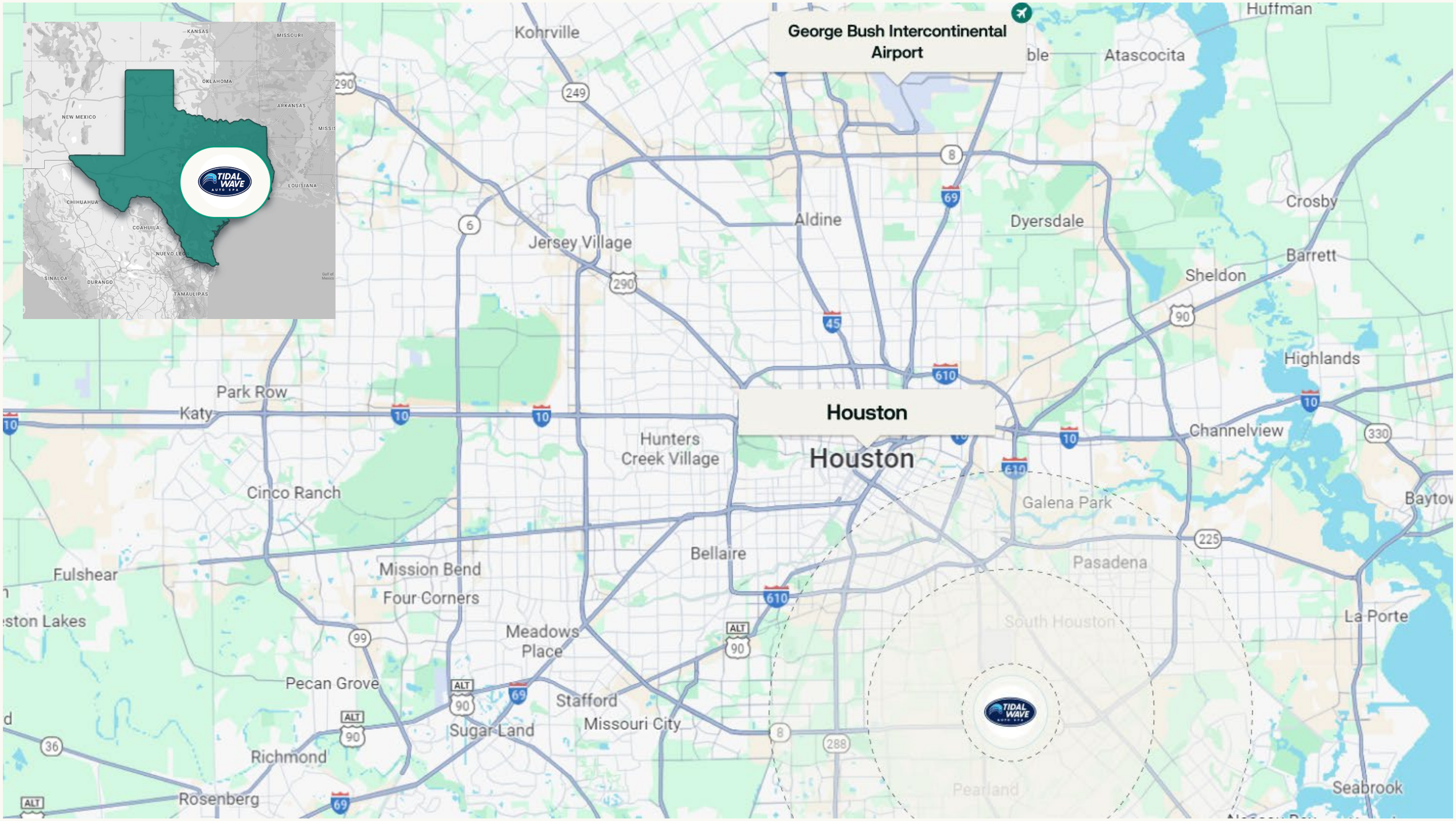
	1 Mile	3 Mile	5 Mile
Population Trends			
2020 Population	8,376	96,507	230,531
2025 Population	8,617	99,995	243,893
2030 Population	9,182	106,712	261,597
Growth '20 — '25	0.60%	0.70%	1.20%
Growth '24 — '30	1.30%	1.30%	1.50%
Household Trends			
2020 Households	2,731	31,420	76,101
2025 Households	2,824	32,495	80,684
2030 Households	3,018	34,753	86,781
Growth '20 — '25	1.20%	1.40%	1.50%
Growth '24 — '30	1.40%	1.40%	1.50%
Household Income			
Average Household Income	$101,197	$106,192	$101,589
Median Household Income	$83,008	$85,919	$78,702




ADTC: 85,090
Sam Houston Tollway
Park Avenue at Boulder Creek Apartments
292 Units
ADTC: 27,895
Pearland Pkwy
Subject Property


30 Rooms
Victorian Inn
34 Rooms
Lotus Inn- Hobby
goodwill
Exxon
HERITAGE
POOL SUPPLY
Popeyes
LOUISIANA KITCHEN
Burger King
T Mobile
CAFE' PETRA
GREEK & LEBANESE
GREAT BEER
BWZ
BETTER WINGZ
ALLIANCE
JIU JITSU TEAM
HOUSTON
Jack in the box
SONIC
SHIPLEY DO-NUTS
STUDIO MOVIE GRILL
ADTC: 85,090
Sam Houston Tollway
325 Units
Advenir at Boulder Creek
WHATABURGER
Chick-fil-A
7 ELEVEn
TIDAL WAVE
Subject Property
ADTC: 27,895
Pearland Pkwy

819 Students
Dobie 9th Grade Cente
Jack in the box
Shell
Sonic
time wise
Shipley Do-Nuts
Brake Check
Target
Burlington
Dollar Tree
Pizza Hut
Shell Federal Credit Union
Wing Stop
Marco's
CVS pharmacy
Wendy's
7 Eleven
Mobil
goodwill
Exxon
Heritage Pool Supply
Shell
Louisiana Kitchen Popeyes
Burger King
H-E-B
Starbucks
Chevron
Walgreens
9ers Grill
Bank of America
Subway
Little Caesars Pizza
Tutti Frutti
Tri Health Foods
ExtraSpace Storage
ADTC: 85,090
Sam Houston Tollway
Studio Movie Grill
T-Mobile
Cafe' Petra Greek & Lebanese Restaurant
Great Beer BWZ Better Wingz
Alliance Jiu Jitsu Team Houston
7 Eleven
Chick-fil-A
Whataburger
Laredo Taco Company
292 Units
Park Avenue at Boulder Creek Apartments
325 Units
Advenir at Boulder Creek
Subject Property
Tidal Wave Auto Spa
3,692 Units
J. Frank Dobie High School
Starbucks
McDonald's
Peña's TX Cafe
Chipotle Mexican Grill
Smallcakes Pearland Parkway
Spec's Wines-Spirits-Finer Foods


George Bush Intercontinental Airport
Houston
Houston
Kohrville
Atascocita
Huffman
Crosby
Barrett
Sheldon
Highlands
Channelview
Baytown
La Porte
Seabrook
Aldine
Dyersdale
Jersey Village
Park Row
Katy
Hunters Creek Village
Cinco Ranch
Galena Park
Pasadena
Bellaire
Mission Bend
Four Corners
Fulshear
Meadows Place
Pecan Grove
Stafford
Missouri City
Sugar Land
Richmond
Rosenberg
South Houston
Pearland

Tidal Wave Auto Spa

Investment Highlights Property Two | 512 N Belair Road, Evans, GA

Investment Summary
Surmount is pleased to present the exclusive listing for a Tidal Wave Auto Spa located at 512 North Belair Road, Evans, GA 30809. The site consists of roughly 3,542 rentable square feet of building space on an estimated 1.43-acre parcel of land. Tidal Wave Auto Spa is subject to a 20-year Triple Net (NNN) lease, which commenced 7/23/2021. The current annual rent is $323,771 and has scheduled increases of 2.00% Annually.

Outstanding Site Level Performance
Opportunity to acquire a high-performing Tidal Wave Auto Spa with a strong history of established site-level operating performance, proven customer demand, and continued long-term viability.

Corp Guarantee From Tidal Wave
Lease is backed by a corporate guarantee from Tidal Wave Auto Spa, providing investors with additional security and the financial strength of an established and expanding car wash operator.

Excellent Positioning In Major Retail Corridor
Strategically positioned adjacent to The Home Depot within Evans' premier retail corridor, surrounded by national retailers, restaurants, and service-oriented businesses that generate consistent daily traffic.

2% Annual Increases
Contractual 2.00% annual rent increases provide consistent and predictable income growth throughout the lease term while offering investors an attractive long-term hedge against inflation.

Long Term NNN Lease With Zero Landlord Responsibilities
20-year NNN lease provides stable, long-term income with zero landlord responsibilities, offering investors a highly passive ownership structure and predictable cash flow for over two decades.

Strong Demographics
Affluent surrounding demographics feature average household income exceeding $125,000 within five miles, demonstrating substantial consumer spending power and a strong customer base surrounding the property.

100% Bonus Depreciation
Eligible for 100% bonus depreciation, offering qualified investors the potential for meaningful accelerated tax benefits while enhancing after-tax returns and the overall attractiveness of the investment.

Located In Tidal Wave's Home State
Located in Tidal Wave's home state of Georgia, approximately two hours from its Thomaston headquarters and strategically positioned within the greater Atlanta regional market, supporting strong brand recognition.

Tidal Wave Auto Spa

Location Overview Property Two | 512 N Belair Road, Evans, GA

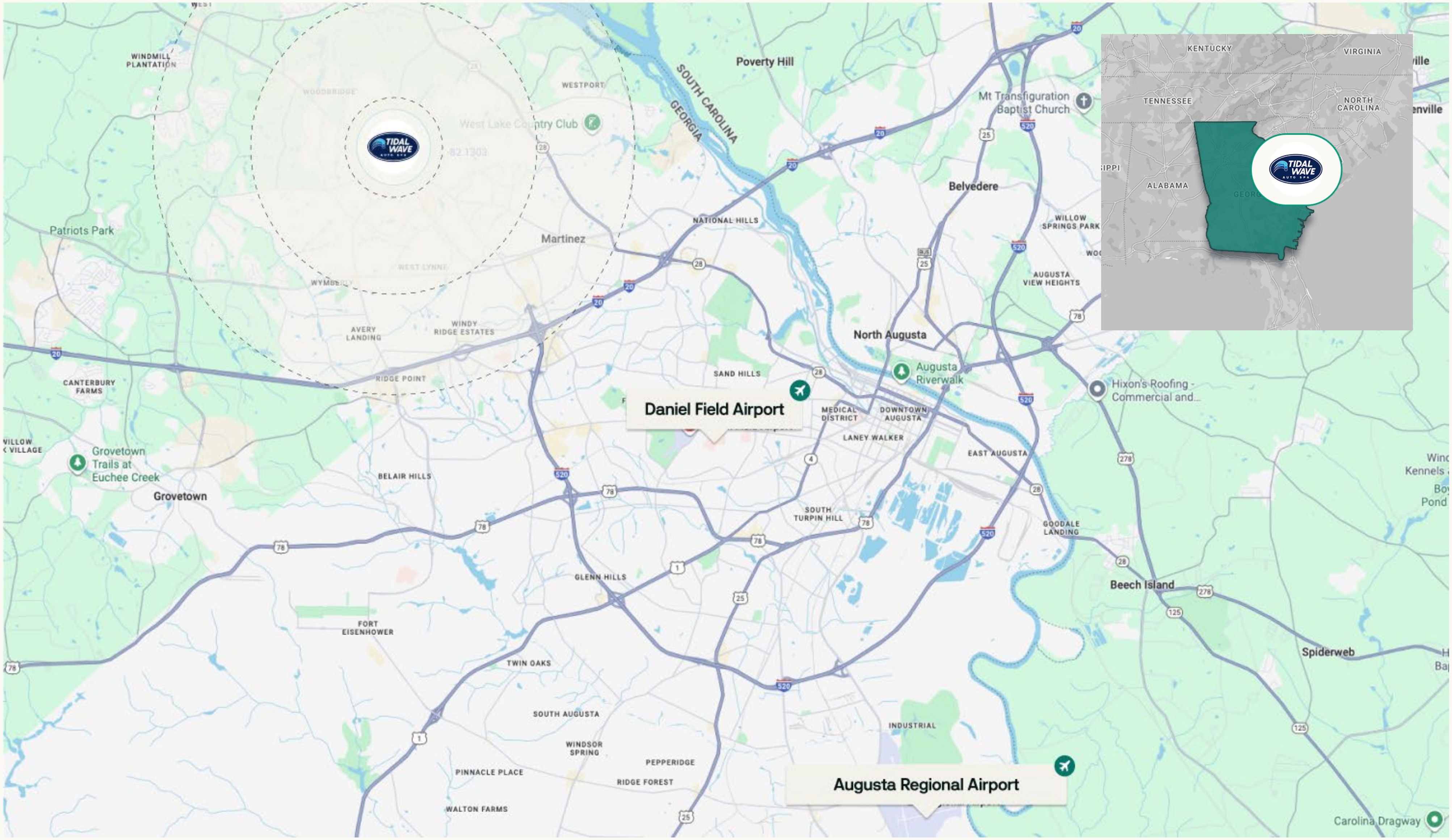
Evans, Georgia is one of the fastest-growing and most affluent communities in the Augusta metropolitan area, benefiting from strong residential growth, expanding commercial development, and a stable employment base. The property is strategically positioned along North Belair Road, which carries approximately 26,349 vehicles per day, within the highly trafficked Evans Towne Center corridor. Surrounding national retailers include Home Depot, Lowe's, Publix, Walmart, Kroger, Starbucks, McDonald's, Walgreens, CVS, and numerous restaurants and service providers, creating consistent consumer traffic. With average household income exceeding $125,000 within five miles and continued population and household growth projected through 2030, the location offers a strong demographic profile that supports long-term retail performance.

	1 Mile	3 Mile	5 Mile
Population Trends			
2020 Population	4,972	48,522	116,606
2025 Population	5,187	50,197	120,274
2030 Population	5,437	52,530	125,132
Growth '20 — '25	0.90%	0.70%	0.60%
Growth '24 — '30	1.00%	0.90%	0.80%
Household Trends			
2020 Households	1,994	18,504	44,951
2025 Households	2,088	19,131	46,026
2030 Households	2,190	20,019	47,743
Growth '20 — '25	1.40%	1.30%	1.30%
Growth '24 — '30	1.00%	0.90%	0.70%
Household Income			
Average Household Income	$110,130	$117,824	$125,290
Median Household Income	$72,490	$90,759	$95,023


Walmart
O'Reilly AUTO PARTS
SONIC
South State Bank
Murphy USA
Pizza Hut
T Mobile
ups
Regions
Zaxby's
Bank of America
United States Postal Service
Sparkle Express Car Wash
Sally Beauty
Evans Crossing Shopping Center
Kroger
IHOP
Wells Fargo
Tires Plus Total Car Care
Domino's Pizza
Hardee's
Dunkin' Donuts
Dollar General
Wing Stop
KIA
Bojangles'
ACE Hardware
Advance Auto Parts
Discount Tire
Sherwin Williams
jiffy lube
Arby's
Circle K
The Home Depot
Big Lots!
Leslie's
Evans Towne Center Park
verizon
T-Bonz Steakhouse
Walgreens
Burger King
Cracker Barrel
Evans Exchange Shopping Center
Tidal Wave Auto Spa
Subject Property
KFC
ADTC: 26,349
N Belair Rd
Broome Family Eye Care
CVS pharmacy


Mullins Crossing Shopping Center
KOHL'S
five BELOW
OfficeMax
ULTA
ROSS
Marshalls
PETCO
belk
La-Z-Boy
AT&T
Chick-fil-A
PANDA EXPRESS
358 Units
Ansley at Town Center Apartments
In Focus Church
LOWE'S
Kirkland's
TBONZ
GOLD'S GYM
SLIM
Walgreens
verizon
Cracker Barrel
BURGER KING
KFC
Pizza Joint
WAFFLE HOUSE
TACO BELL
GTC EVANS
JIMMY JOHN'S
MCDONALD'S
CIRCLE K
Applebee's
Broome Family Eye Care
ADTC: 26,349
N Belair Rd
TIDAL WAVE
Subject Property
CVS pharmacy


Evans Crossing Shopping Center
Mullins Crossing Shopping Center
Westowne Shopping Center
Subject Property
Chili's
Kroger
IHOP
WELLS FARGO
TIRES PLUS
Hardee's
DUNKIN' DONUTS
DOLLAR GENERAL
Kirkland's
LOWE'S
WAFFLE HOUSE
PIZZA JOINT
KOHL'S
five BELOW
OfficeMax
ULTA
ROSS
Marshalls
PETCO
belk
La-Z-Boy
AT&T
Chick-fil-A
REGIONS
ZAXBY'S
BANK OF AMERICA
CAR WASH
SALLY BEAUTY
Walmart
O'Reilly AUTO PARTS
SONIC
SOUTH STATE BANK
MURPHY USA
T Mobile
ups
BIG LOTS!
WALGREENS
verizon
BURGER KING
CVS pharmacy
FIVE GUYS
LESLIE'S
Publix
TACO BELL
CIRCLE K
MCDONALD'S
Applebee's
JIMMY JOHN'S
LAZIZA
Academy
TRUIST
Trulieve
SYNOVUS


Daniel Field Airport
Augusta Regional Airport
Poverty Hill
South Carolina
Georgia
Mt Transfiguration Baptist Church
Belvedere
Martinez
Patriots Park
National Hills
North Augusta
Augusta Riverwalk
Hixon's Roofing - Commercial and...
Grovetown Trails at Euchee Creek
Grovetown
Beech Island
Spiderweb
Carolina Dragway
Kentucky
Virginia
Tennessee
North Carolina
Alabama
Windmill Plantation
Westport
West Lake Country Club
Avery Landing
Windy Ridge Estates
Ridge Point
Canterbury Farms
Sand Hills
Medical District
Downtown Augusta
Laney Walker
East Augusta
Belair Hills
South Turpin Hill
Goodale Landing
Glenn Hills
Fort Eisenhower
Twin Oaks
South Augusta
Windsor Spring
Pepperidge
Pinnacle Place
Ridge Forest
Walton Farms
Industrial
Willow Springs Park
Augusta View Heights

Tidal Wave Auto Spa

Investment Highlights Property Three | 3274 Crosspark Road, Coralville, IA

Investment Summary

Bang Realty is pleased to present the exclusive listing for a Tidal Wave Auto Spa located at 3274 Crosspark Road, Coralville, IA 52241. The site consists of roughly 3,363 rentable square feet of building space on an estimated 1.38-acre parcel of land. Tidal Wave Auto Spa is subject to a 20-year Triple Net (NNN) lease, which commenced 12/17/2021. The current annual rent is $349,165 and has scheduled increases of 2.00% Annually.

100% Bonus Depreciation

Eligible for 100% bonus depreciation, providing qualified investors with the potential for meaningful accelerated tax benefits and enhanced after-tax investment returns.

Excellent Demographics

Affluent trade area with average household income exceeding $111,800 within five miles, supporting strong consumer spending power and a desirable customer base.

Long Term NNN Lease With Zero Landlord Responsibilities

20-year NNN lease offers predictable long-term income with zero landlord responsibilities, providing investors with a highly passive ownership structure and stable cash flow.

Surrounded By New Construction

Positioned among expanding residential, medical, and commercial development throughout Coralville, supporting continued population growth and increasing demand in the immediate area.

2% Annual Increases

Contractual 2.00% annual rent increases provide consistent and predictable income growth throughout the lease term while offering an attractive long-term hedge against inflation.

Outparceled to Hyvee Supermarket

Strategically outparceled to Hy-Vee, benefiting from consistent daily customer traffic, strong cross-shopping activity, convenient access, and excellent visibility within the retail corridor.

Corp Guarantee From Tidal Wave

Lease is backed by a corporate guarantee from Tidal Wave Auto Spa, providing additional security and the financial strength of an established and rapidly growing national operator.

Newly constructed and developed by Tidal Wave

Purpose-built express car wash completed in 2021 with modern improvements and site design, providing a newer facility built to Tidal Wave's operational standards for long-term success.

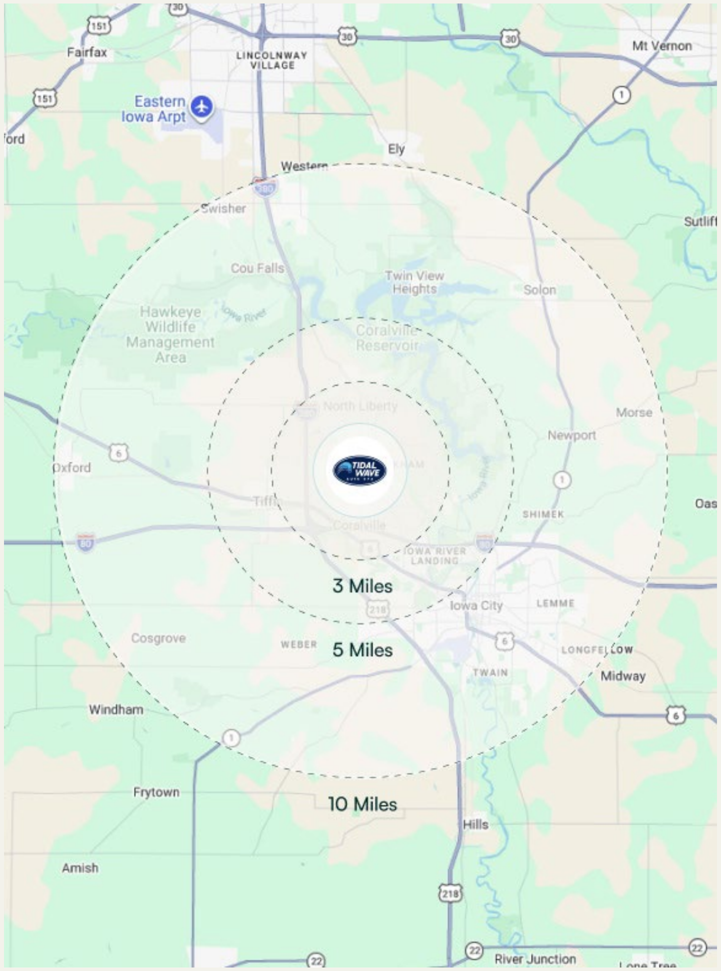
**Bang Realty is the exclusive listing broker for the site located at 3274 Crosspark Road, Coralville, IA 52241

Tidal Wave Auto Spa

Location Overview Property Three | 3274 Crosspark Road, Coralville, IA

Coralville, Iowa is one of the fastest-growing communities in the Iowa City metropolitan area, benefiting from expanding residential development, major healthcare investment, and a highly educated workforce anchored by the University of Iowa. The property occupies a prominent signalized corner along Coral Ridge Avenue, which carries approximately 15,951 vehicles per day, with additional visibility from Crosspark Road. The surrounding trade area features a strong mix of national retailers, medical offices, restaurants, and new residential communities, including the nearby University of Iowa Health Care Medical Center North Liberty campus.

	3 Mile	5 Mile	10 Mile
Population Trends			
2020 Population	37,540	63,826	144,720
2025 Population	40,652	68,767	153,565
2030 Population	42,179	71,279	158,697
Growth '20 — '25	1.70%	1.50%	1.20%
Growth '24 — '30	0.80%	0.70%	0.70%
Household Trends			
2020 Households	14,715	24,934	58,247
2025 Households	15,920	26,867	61,604
2030 Households	16,562	27,925	63,793
Growth '20 — '25	2.30%	2.10%	1.80%
Growth '24 — '30	0.80%	0.80%	0.70%
Household Income			
Average Household Income	$115,088	$111,805	$98,443
Median Household Income	$93,215	$86,711	$72,721



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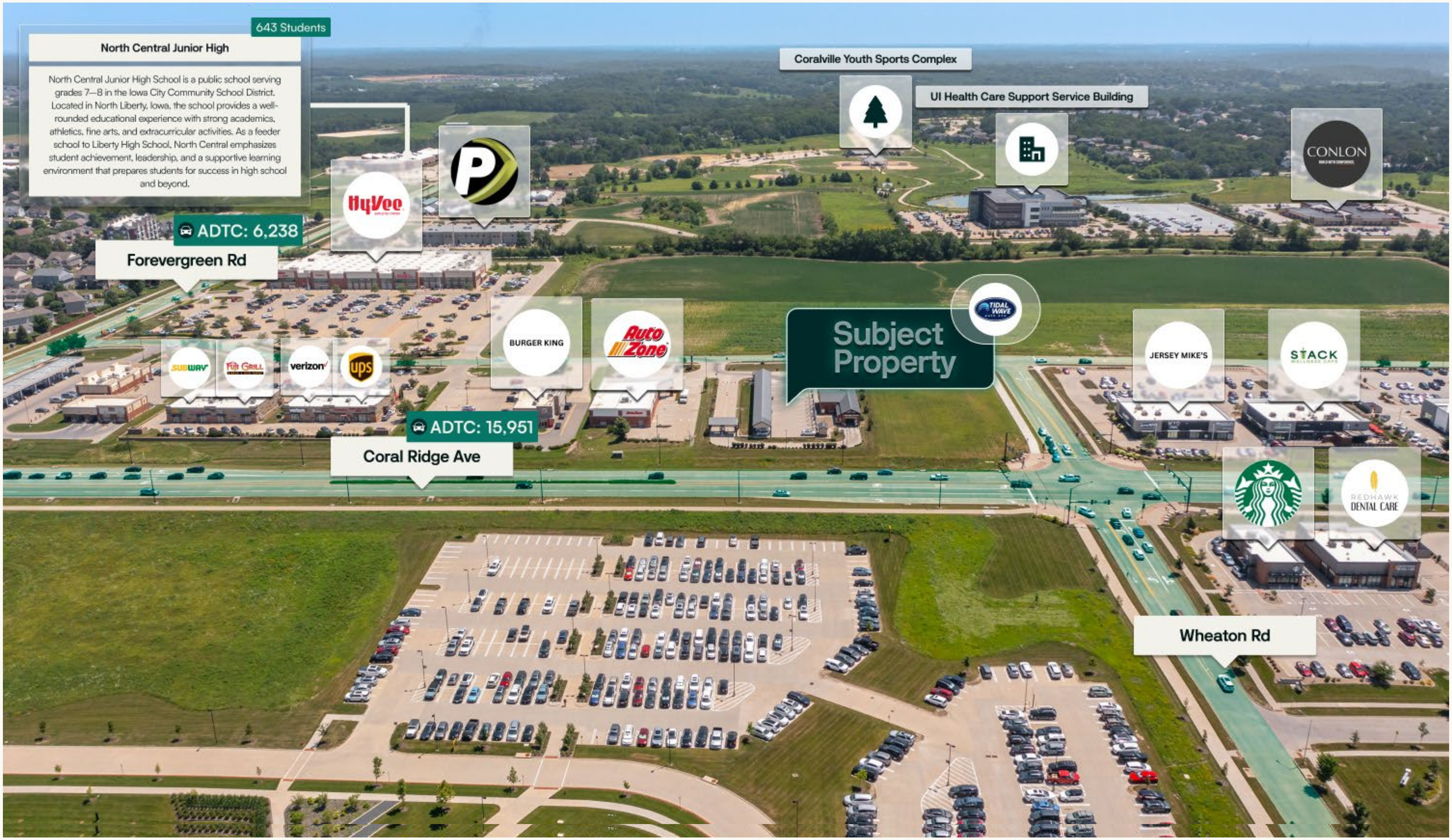

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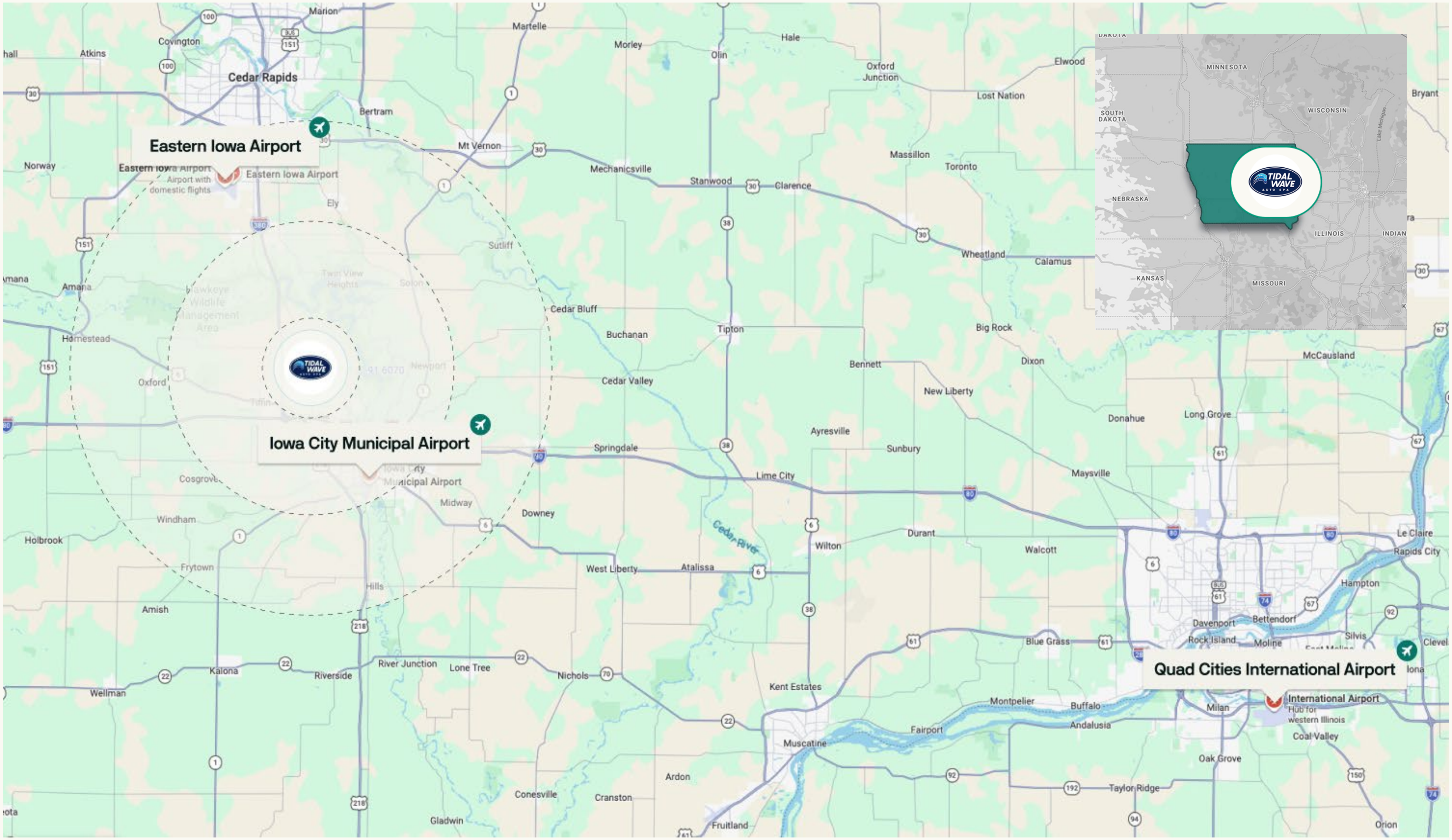

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SURMOUNT

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