

511 JOHN FITCH HWY | FITCHBURG, MA

QUICK 'n CLEAN CAR WASH



OFFERED
FOR SALE
\$463,028
7.00% CAP

CONFIDENTIAL OFFERING MEMORANDUM

 Atlantic
CAPITAL PARTNERS™

QUICK 'n CLEAN CAR WASH

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively offer for sale Quick 'N Clean Car Wash, a single-tenant net leased Car Wash located at 511 John Fitch Highway in Fitchburg, Massachusetts. The offering presents investors with the opportunity to acquire a passive NNN investment backed by a long-term tenant operating within one of Fitchburg's primary retail and commercial corridors.

The 3,520 square foot car wash facility sits on approximately 1.17 acres with direct frontage along John Fitch Highway, which sees traffic counts exceeding 16,900 vpd. The site benefits from strong regional accessibility, established surrounding retail synergy, and proximity to national retailers including Market Basket, Harbor Freight, Walgreens, Advance Auto Parts, Burger King, and Bridgestone, helping drive consistent consumer traffic to the corridor.

Quick 'N Clean has operated at the property since 2014 and remains committed through January 2039, providing investors with approximately 13 years of remaining lease term and scheduled contractual rent increases throughout the primary term. Combined with a passive lease structure, established automotive use, and durable frontage along a heavily traveled retail corridor, the offering provides stable in-place cash flow with long-term real estate utility and future flexibility.

| RENT SCHEDULE | LEASE YEARS | ANNUAL RENT |
|---------------|----------------------|-------------|
| Current Term | 2/1/2026 - 1/31/2028 | \$32,412 |
| Current Term | 2/1/2028 - 1/31/2030 | \$33,060 |
| Current Term | 2/1/2030 - 1/31/2032 | \$33,722 |
| Current Term | 2/1/2032 - 1/31/2034 | \$34,396 |
| Current Term | 2/1/2034 - 1/31/2036 | \$35,084 |
| Current Term | 2/1/2036 - 1/31/2039 | \$36,501 |

| | |
|-------|-----------|
| NOI | \$32,412 |
| CAP | 7.00% |
| PRICE | \$463,028 |



ASSET SNAPSHOT

| | |
|---------------------------|-----------------------------------|
| Tenant Name | Quick 'n Clean Car Wash |
| Signator/Guarantor | Private |
| Address | 511 John Fitch Hwy, Fitchburg, MA |
| Building Size (GLA) | 3,520 SF |
| Land Size | 1.17 Acres |
| Year Built | 2005 |
| Lease Type | NNN |
| Landlord Responsibilities | None |
| Lease Expiration Date | 1/31/2039 |
| Remaining Term | 12.8 Years |
| Renewal Options | None |
| Rental Increases | 2% Increases Every 2 Years |
| NOI | \$32,412 |



53,759 PEOPLE
IN 3 MILE RADIUS

\$93,602 AHHI
IN 3 MILE RADIUS

16,900 VPD
ON JOHN FITCH HWY



LONG-TERM NET LEASE WITH APPROXIMATELY 13 YEARS REMAINING

Quick 'N Clean is committed to the site through January 2039, providing durable long-term cash flow with no near-term rollover risk.



PASSIVE NNN LEASE STRUCTURE

The tenant is responsible for real estate taxes, insurance, CAM, and property maintenance, creating a management-light investment opportunity.



CONTRACTUAL RENT ESCALATIONS DRIVING NOI GROWTH

The lease features scheduled 2% rent increases every two years throughout the remaining primary term, supporting steady NOI growth and inflation protection.



PRIME FRONTAGE ALONG FITCHBURG'S PRIMARY COMMERCIAL CORRIDOR

Positioned directly along John Fitch Highway with exposure to approximately 16,900 vehicles per day, the property benefits from excellent visibility and accessibility within an established retail corridor.



ESTABLISHED CAR WASH USE WITH LONGSTANDING OPERATING HISTORY

Quick 'N Clean has operated at the property since 2014 and benefits from strong adjacency to Bridgestone and other automotive-oriented retailers that help drive recurring consumer traffic.



DENSE REGIONAL DEMOGRAPHICS & RETAIL SYNERGY

The property serves more than 85,000 residents within a five-mile radius and is surrounded by a strong mix of national retailers, service providers, and daily traffic drivers supporting long-term success.



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Walgreens

O'Reilly AUTO PARTS

BRIDGESTONE

Advance Auto Parts

BURGER KING

MARKET BASKET
"MORE FOR YOUR DOLLAR"

d'angelo
GRILLED SANDWICHES

CUBESMART self storage
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
RBT Rollstone Bank & Trust

Quest Diagnostics

ROCKLAND TRUST

Aaron's

CareWell URGENT CARE

SpeedDee OIL CHANGE

JOHN FITCH HWY 76,900 VPD



**FITCHBURG, MA -
THE RETAIL SUBMARKET**

Fitchburg is a 25.8-square-mile city in northern Worcester County, Massachusetts, nestled along the Nashua River. Located in the Montachusett region, it borders Leominster, Westminster, Ashburnham, Ashby, and Lunenburg. Fitchburg is strategically served by Route 2, a major east-west state highway along its southern boundary, with additional state routes including 12, 13, 31, and 2A feeding into the city. Interstate 190 ends nearby in Leominster, linking Fitchburg to I-495 and Worcester.

The presence of Fitchburg State University, a public institution with over 6,000 students, along with Mount Wachusett Community College's local campus, contributes to a strong educational landscape. These schools, together with several colleges within a 50-mile radius, strengthen the city's reputation and support a well-educated local population. Furthermore, Fitchburg is home to a diverse mix of major employers across manufacturing, finance, education, and services. These include Simonds International and Boutwell Owens, Workers Credit Union and IC Federal Credit Union, LUK and Montachusett Opportunity Council, and Applewild School.

Fitchburg's dense retail node is home to many high-performing tenants, including national chains like Hannaford, Planet Fitness, Rent-A-Center, and Verizon. Other notable retail hubs include John Fitch Plaza on Route 107 and the Mall at Whitney Field in neighboring Leominster, offering big-box and specialty shopping experiences. In addition, Main Street and surrounding areas host a vibrant array of independent retailers from antique shops and gift boutiques to markets and galleries, adding character and serving local needs.



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511 JOHN FITCH HWY
FITCBURG, MA

FITCHBURG STATE
UNIVERSITY
6,100 STUDENTS

DUNKIN'
CVS

CUBESMART™
self storage
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
RBT Rollstone
Bank & Trust

ROCKLAND
TRUST

CareWell
URGENT CARE

McDonald's

TACO BELL

MARKET BASKET
"MORE FOR YOUR DOLLAR"

FITCHBURG
MBTA STATION

MARKET BASKET
"MORE FOR YOUR DOLLAR"

FAMILY DOLLAR
Domino's

T-Mobile

SUBWAY

TD Bank

AREAS LARGEST EMPLOYERS

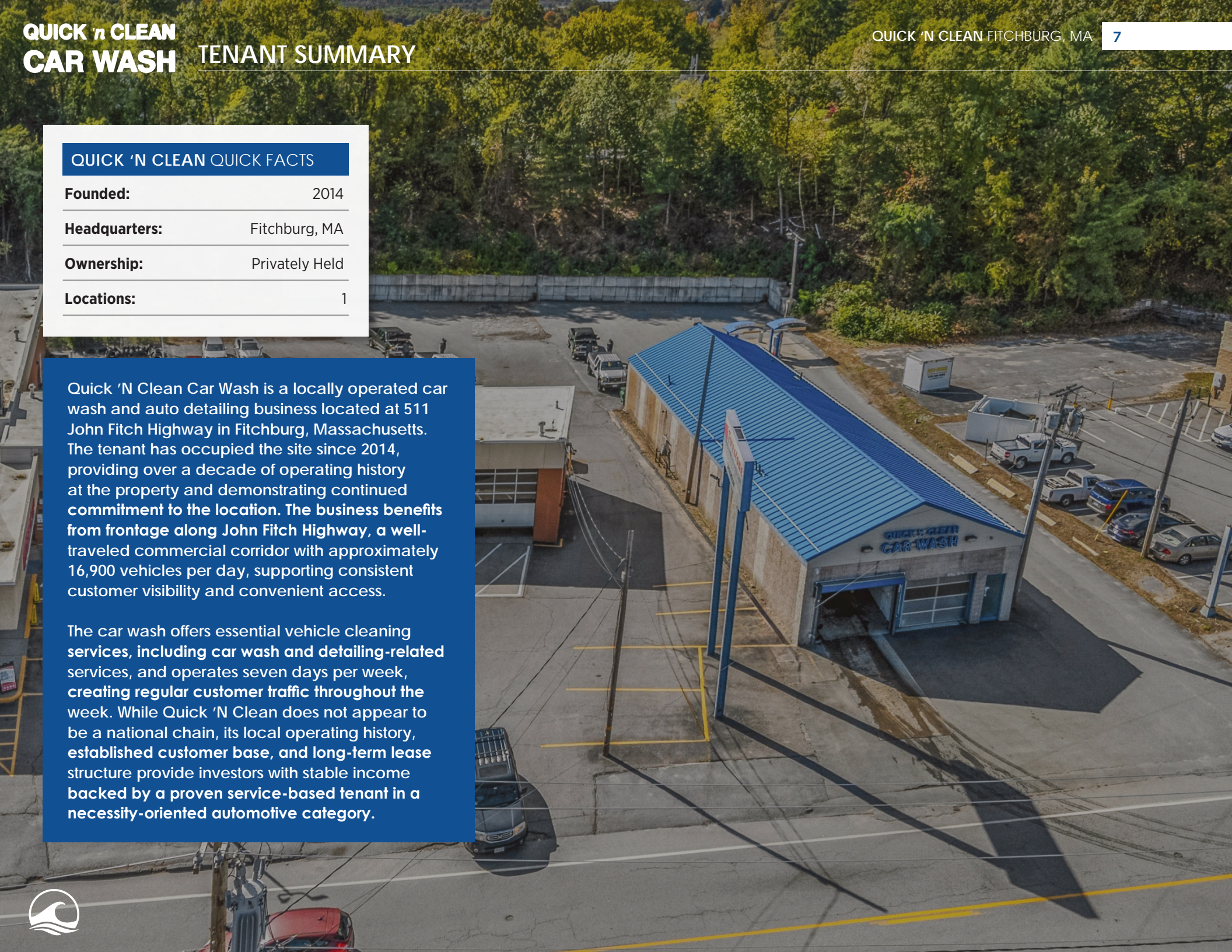
UMass Memorial Health Fidelity BANK PFERD FITCHBURG STATE UNIVERSITY

QUICK 'N CLEAN QUICK FACTS

| | |
|----------------------|----------------|
| Founded: | 2014 |
| Headquarters: | Fitchburg, MA |
| Ownership: | Privately Held |
| Locations: | 1 |

Quick 'N Clean Car Wash is a locally operated car wash and auto detailing business located at 511 John Fitch Highway in Fitchburg, Massachusetts. The tenant has occupied the site since 2014, providing over a decade of operating history at the property and demonstrating continued commitment to the location. The business benefits from frontage along John Fitch Highway, a well-traveled commercial corridor with approximately 16,900 vehicles per day, supporting consistent customer visibility and convenient access.

The car wash offers essential vehicle cleaning services, including car wash and detailing-related services, and operates seven days per week, creating regular customer traffic throughout the week. While Quick 'N Clean does not appear to be a national chain, its local operating history, established customer base, and long-term lease structure provide investors with stable income backed by a proven service-based tenant in a necessity-oriented automotive category.



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Exclusively Offered By



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