

Express Car Wash & Full Service

3119 Anderson Snow Rd | Spring Hill, FL 34609

Auto & Car Wash
Investment Opportunity

Offering Memorandum

ABSOLUTE NNN LEASE | BONUS DEPRECIATION | FUTURE DEVELOPMENT OPPORTUNITY



MATTHEWS™

Exclusively Listed By



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Property Overview

Express Car Wash and Full Service
3119 Anderson Snow Rd, Spring Hill, FL 34609



Investment Highlights

Property Highlights

- **Eligible for Bonus and Accelerated Depreciation:** Car Washes and Quick-Lube Centers are eligible for Bonus and Accelerated Depreciation. Please consult a CPA for more information.
- **Absolute NNN Lease:** The tenant is responsible for all property expenses including taxes, insurance, and repairs/maintenance, making this a completely passive investment.
- **Experienced Operator:** Current tenant began operations in 2005 and has been running a successful business at this location for roughly 20 years.
- **Expiring Lease:** Buyer will have the option of extending the lease term or taking over operations on 1/31/2027.
- **High-Yield and Below Replacement Cost:** This asset is being offered at a 7.00% CAP Rate, and is priced well below replacement cost.
- **Large Lot:** Subject property sits on ± 1.20 AC
- **Limited Competition:** The nearest car wash located to the subject property is ± 2 miles away.

Market Highlights

- **Growing Market:** Hernando County, Florida, is experiencing significant growth in both population and economic sectors. With a 9.16% expected population growth within a ± 5 -Mile radius from the subject property.
- **High Traffic Counts:** Wedged between Anderson Snow Rd and Spring Hill Drive, these two streets see over $\pm 38,000$ VPD.
- **Retail Synergy:** This car wash is strategically located across from a Walmart Neighborhood Market and situated within the same center as Walgreens. Directly across Anderson Snow Road, you'll find a brand-new AutoZone, Taco Bell, and Zaxby's. Additional national retailers—including Publix, 7-Eleven, and Wendy's—are located just across Spring Hill Drive, enhancing the site's retail synergy and traffic draw.





BROOKSVILLE
TAMPA BAY
REGIONAL AIRPORT



ANDERSON SNOW RD ± 16,600 VPD

SUBJECT
PROPERTY



PRISTINE PLACE
700 HOMES



SPRING HILL DR \pm 21,500 VPD



SUBJECT
PROPERTY

ANDERSON SNOW RD \pm 16,600 VPD

**3119 Anderson Snow Rd,
Spring Hill, FL 34609**

±1.20 AC

Lot Size

2005

Year Built

±5,587 SF

GLA

Absolute NNN

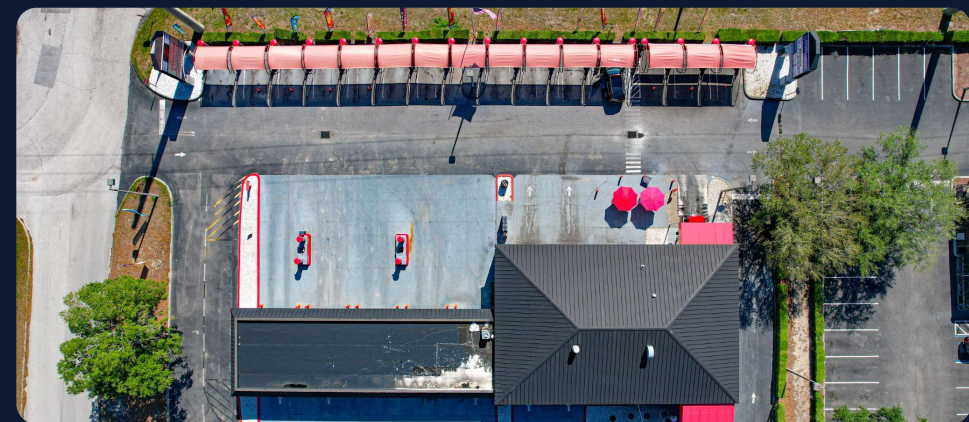
Lease Type

7.00%

Cap Rate



Property Photos



Financial Overview

Express Car Wash and Full Service
3119 Anderson Snow Rd, Spring Hill, FL 34609



Financial Summary

\$2,571,428

List Price

7.00%

Cap Rate

±5,587 SF

Lot Size

±1.20 AC

Lot Size

Tenant & Lease Summary

Tenant Trade Name	Lube King & Auto Inc
Type of Ownership	Fee Simple
Lease Guarantor	Personal
Lease Type	Absolute NNN
Landlords Responsibilities	None
Lease Expiration Date	January 31, 2027
Term Remaining on Lease	±1.25 Years
Options	None



Property Summary

Subject Property	Anderson Snow Wash & Detail Center
Property Address	3119 Anderson Snow Rd
Location	Spring Hill, FL
GLA	±5,587 SF
Lot Size	±1.20 AC
APN(s)	R22-223-18-3591-0000-0030
Year Built	2005
Zoning	General Highway Commercial
Asset Type	Full Service Car Wash, Lube, and Auto
Vacuum Count	15

Annualized Operating Data

	Monthly Rent	Annual Rent
Current - 1/31/2027	\$15,000.00	\$180,000.00

Tenant Summary

Year Founded
2004

Headquarters
Spring Hill, Florida

Ownership Status
Private

Employees
10+

Locations
Single

Customer Rating
4.9/5 Stars



Tenant Overview

Lube King & Auto Inc. is a family-owned automotive repair shop located at 3119 Anderson Snow Road in Spring Hill, Florida. Established in 2004, the business has been serving the local community for over two decades. It offers a comprehensive range of services, including 15–20 minute oil changes, engine, coolant, and transmission flushes, wheel alignments, wiper blade replacements, and a bundled “Royal Flush” package that covers multiple system flushes. The shop is known for its competitive pricing and efficient service, complemented by perks like free self-serve vacuuming with any service. The business is licensed in Florida and holds an A+ rating from the Better Business Bureau.

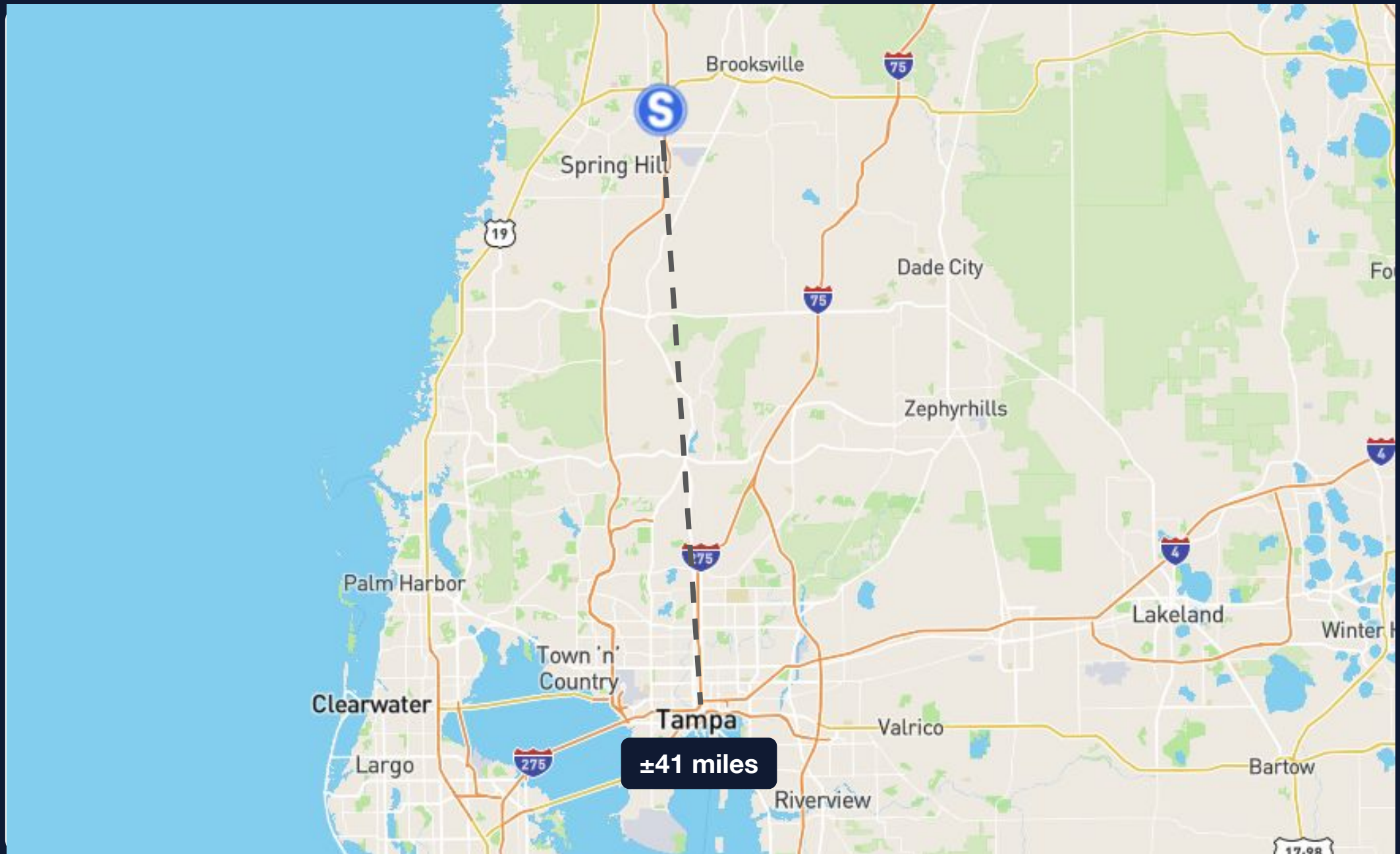
Why Invest in Lube King & Auto Inc.?

- Essential service provider with recurring demand tied to vehicle ownership
- High customer satisfaction and strong local brand loyalty
- Single-tenant occupancy with long-term operational history
- Suburban location with minimal direct competition
- Multi-service business model diversifies revenue and increases foot traffic
- Family-owned operation offers stable tenancy and lower volatility
- Proven service offering with rapid oil change and loyalty incentives

Market Overview

Express Car Wash and Full Service

3119 Anderson Snow Rd, Spring Hill, FL 34609



Spring Hill, FL

Local Market Overview

Spring Hill, Florida, is a growing community in Hernando County, located about ±46 miles north of Tampa. It is part of the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area and has evolved from a retirement-focused development into a full suburban area. The local economy includes sectors like healthcare, retail, construction, and food service, with many residents commuting south toward Tampa for work. Its location near major roadways like U.S. Route 19 and the Suncoast Parkway makes it well-connected to the rest of the region.

The area offers a mix of natural and recreational attractions, including Weeki Wachee Springs State Park, which is known for its clear springs, kayaking, and unique live mermaid shows. The Gulf of Mexico is nearby, providing opportunities for boating and fishing. Spring Hill also features local parks, golf courses, shopping centers, and family-friendly amenities. Its blend of laid-back living and easy access to Tampa's larger job market and entertainment options makes it a popular spot for both families and retirees.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,211	49,196	106,025
Current Year Estimate	6,524	45,343	98,528
2020 Census	6,463	41,769	90,259
Growth Current Year-Five-Year	10.53%	8.50%	7.61%
Growth 2020-Current Year	0.95%	8.56%	9.16%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,884	17,937	40,976
Current Year Estimate	2,624	16,599	38,168
2020 Census	2,516	15,161	34,984
Growth Current Year-Five-Year	9.90%	8.06%	7.36%
Growth 2020-Current Year	4.29%	9.49%	9.10%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$93,615	\$104,137	\$99,051

Tampa, FL MSA

Tampa is a growing metropolitan area and one of Florida's most popular destinations, offering a balance of coastal living, economic vitality, and business accessibility. As a center for healthcare, finance, education, and logistics, the city supports a diverse economic base and continues to attract major employers and development. Tampa benefits from its waterfront setting, expanding downtown core, and ongoing investment in public infrastructure and tourism-related assets. The region's cultural institutions, professional sports venues, and year-round outdoor lifestyle support a strong visitor economy and enhance its appeal for both residents and businesses.

Retailers and businesses operating in Tampa benefit from a fast-growing consumer base, robust tourism traffic, and ongoing migration from other states. With over 26 million annual visitors, a \$9.4 billion tourism economic impact, and major expansions at Tampa International Airport, the city is well-positioned for long-term growth. Tampa consistently ranks among the Southeast's top-performing markets due to its strategic location, cost advantages, and solid fundamentals across commercial real estate sectors.

Total Population
3,424,560

Annual Visitors
26.7 million

Tourism Economic Impact
\$9.4 Billion

Top #20
MSA's In The Nation
(Visit Tampa Bay, 2024)



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3119 Anderson Snow Rd, Spring Hill, FL, 34609** ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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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Owner and Matthews™. 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™. 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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.