OFFERING MEMORANDUM

TIDAL WAVE CAR WASH

MARIETTA (ATLANTA MSA), GA

Marcus & Millichap
THE DELTONDO GROUP

2745 Powder Springs Road SW, Marietta, GA 30064

$5,999,000
PRICE

6.50%
CAP

$389,674
NOI

INVESTMENT SUMMARY

Lease Type	Absolute Net
Landlord Responsibility	None
Year Built:	2023
Building Area	3,206
Land Area	1.86 AC

INVESTMENT HIGHLIGHTS

15.5-YEAR **ABSOLUTE NET LEASE**
Brand-New 20-Year Lease Commenced December 2022 And Structured On An Absolute-NNN Basis; Tenant Responsible For All Operating Expenses, Roof, Structure, And Capital Items

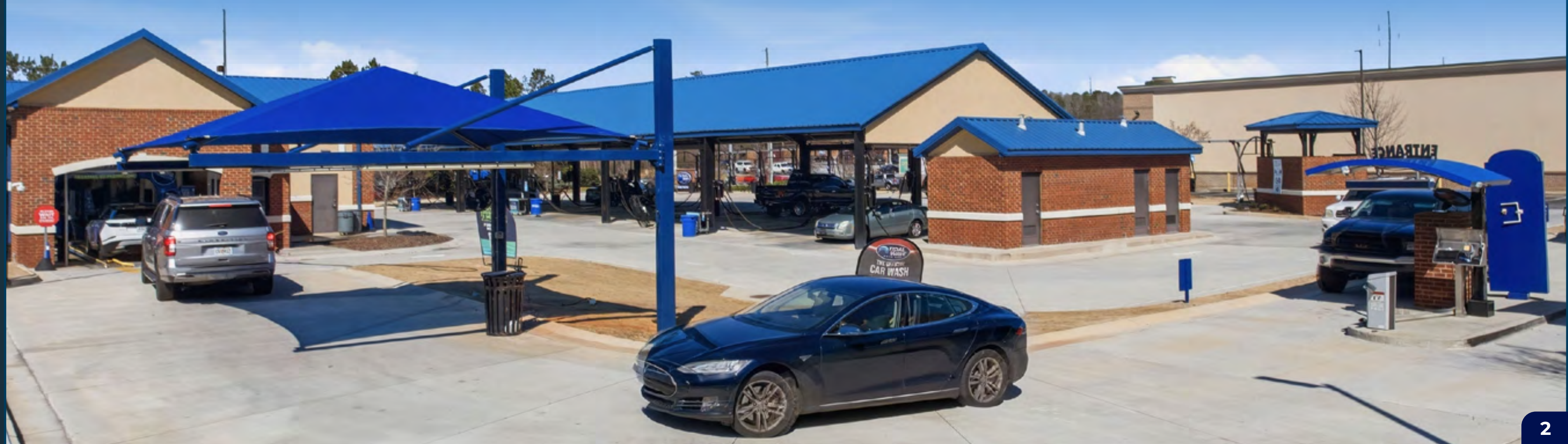
HIGH-GROWTH **ATLANTA MSA LOCATION**
Located In Marietta Within Cobb County—Part Of The 6M+ Population Atlanta-Sandy Springs-Roswell MSA

2% **ANNUAL RENT INCREASES**
Fixed Annual Increases Provide Predictable NOI Growth Throughout The Primary Term And Option Periods

DENSE INFILL **TRADE AREA**
5-Mile Population Of 151,281 Residents Providing Strong Daytime And Rooftop Density

2023 CONSTRUCTION INSTITUTIONAL-QUALITY
Delivered In 2023, The 3,206 SF Purpose-Built Facility Sits On 1.86 Acres With Modern Tunnel Configuration And High-Throughput Design

STRATEGIC CORRIDOR **POSITIONING**
Positioned Along Powder Springs Road (GA-360), A Primary Retail And Commuter Artery Serving Western Marietta And Powder Springs



RENT SCHEDULE

Year	Annual	Monthly
12/30/2022 - 12/29/2023	$360,000.00	$30,000.00
12/30/2023 - 12/29/2024	$367,200.00	$30,600.00
12/30/2024 - 12/29/2025	$374,544.00	$31,212.00
12/30/2025 - 12/29/2026	$382,034.88	$31,836.24
12/30/2026 - 12/29/2027	**$389,675.58**	**$32,472.96**
12/30/2027 - 12/29/2028	$397,469.09	$33,122.42

LEASE SUMMARY

Tenant:	New Potato Creek Holdings, LLC
Guaranty:	New Potato Creek Holdings, LLC (Corporate)
Type of Ownership:	Fee Simple
Lease Type:	Absolute Net
Landlord Responsibilities:	None
Rent Commencement:	12/30/2022
Lease Expiration:	12/31/2042
Term Remaining:	15.5 Years
Increases:	2% Annual
Options:	5x5 Years

TIDAL WAVE AUTO SPA: TOP-TIER NATIONAL OPERATOR

Tidal Wave Auto Spa was founded in 1999 in Thomaston, Georgia, and has grown into one of the largest conveyor car wash operators in the United States. The company specializes in express exterior car wash services and operates under a high-efficiency, membership-based model.

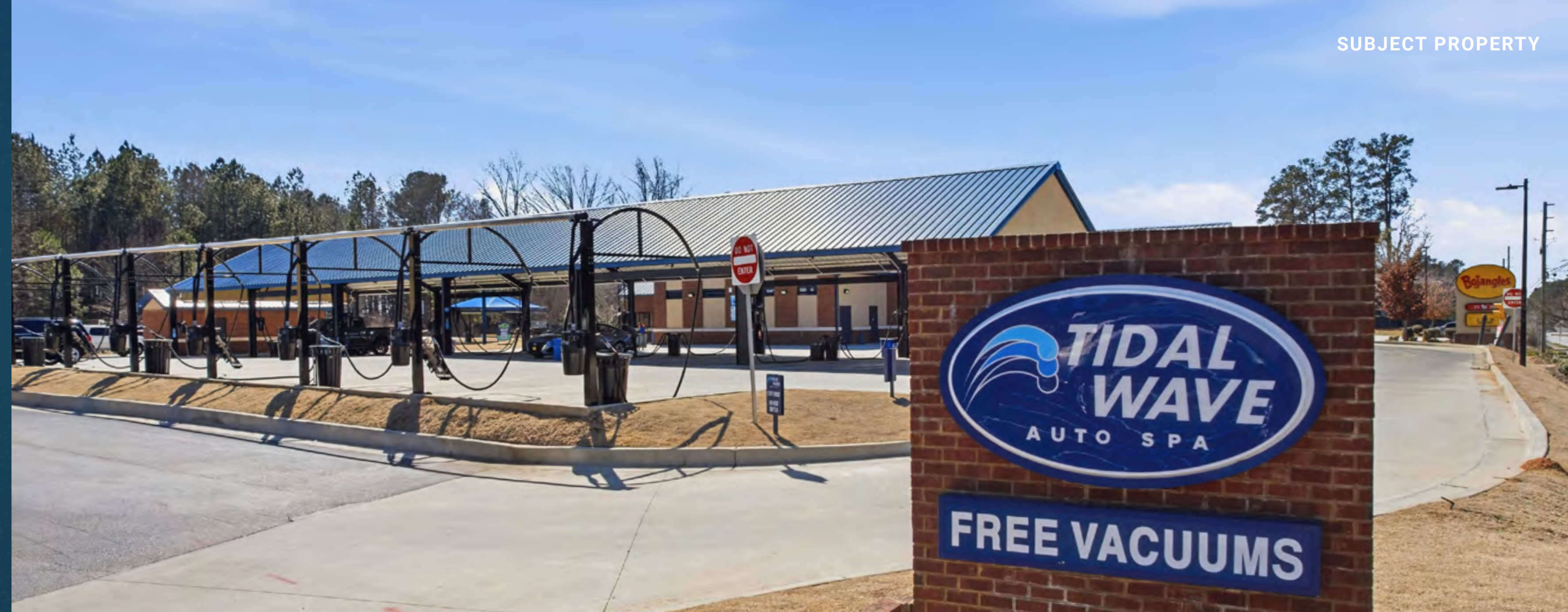
As of Q1 2026, Tidal Wave operates more than 290 locations across 20+ states. The brand has expanded significantly through both organic growth and acquisitions and continues to open new sites nationwide.

In 2024, Tidal Wave generated estimated systemwide sales exceeding $700 million. The company employs over 4,000 team members across its platform.

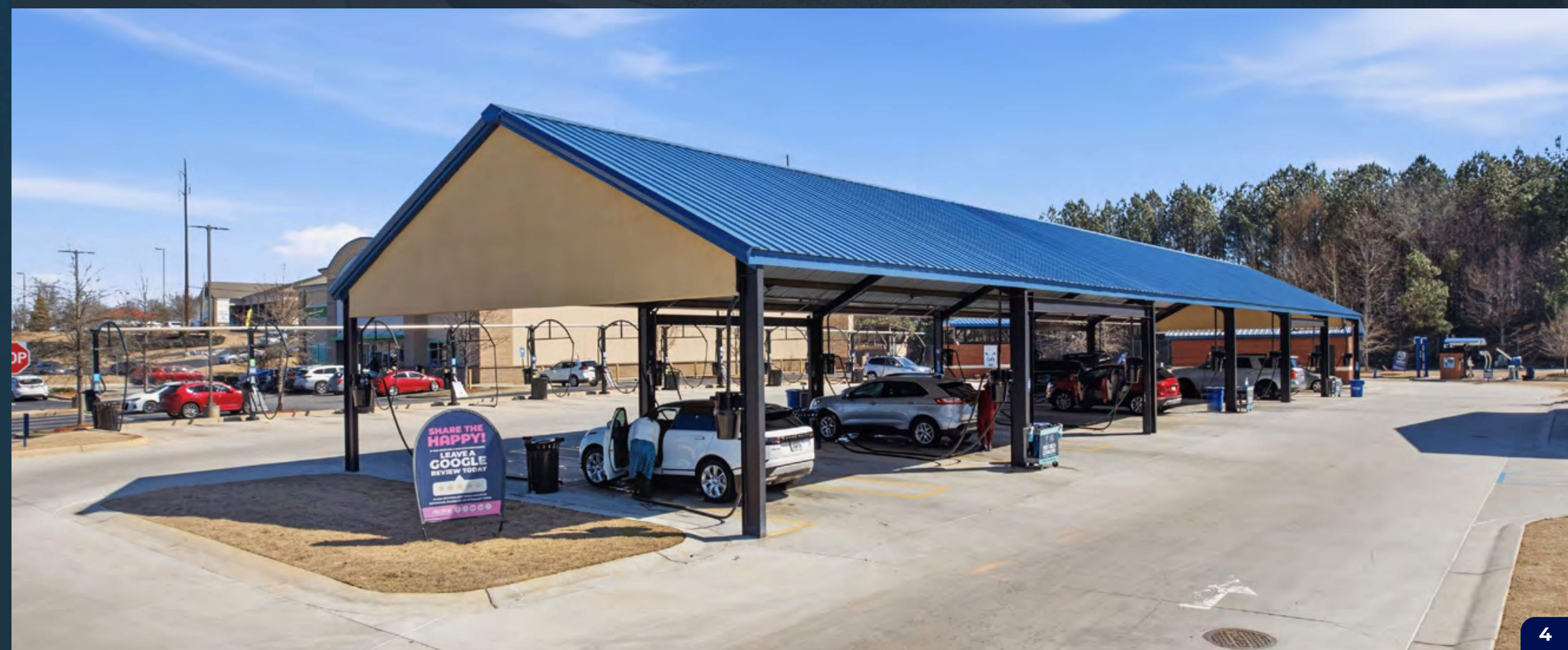
Tidal Wave is privately owned and has been backed by Golden Gate Capital since 2021, supporting its continued national expansion strategy.

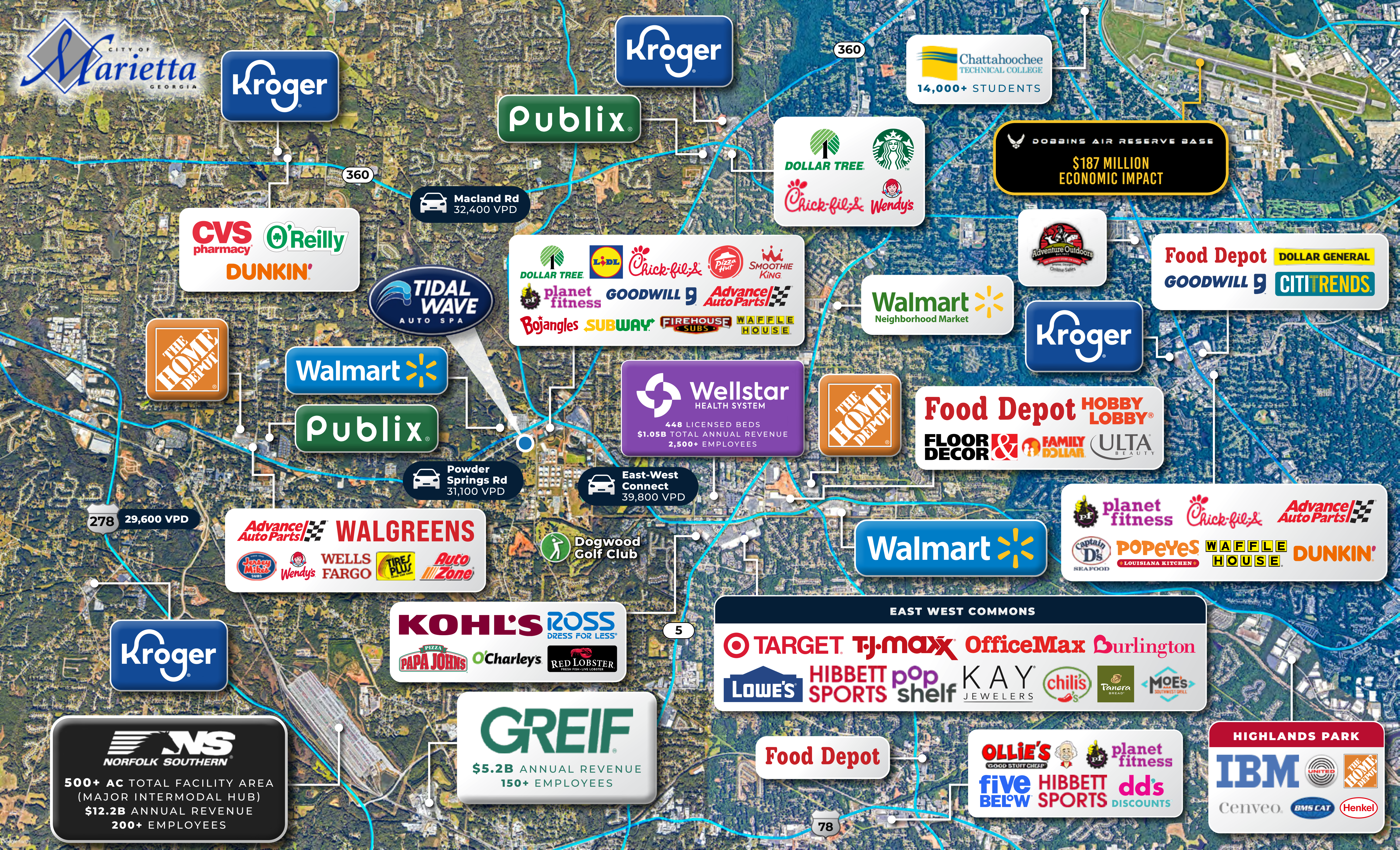
GUARANTOR: NEW POTATO CREEK HOLDINGS, LLC

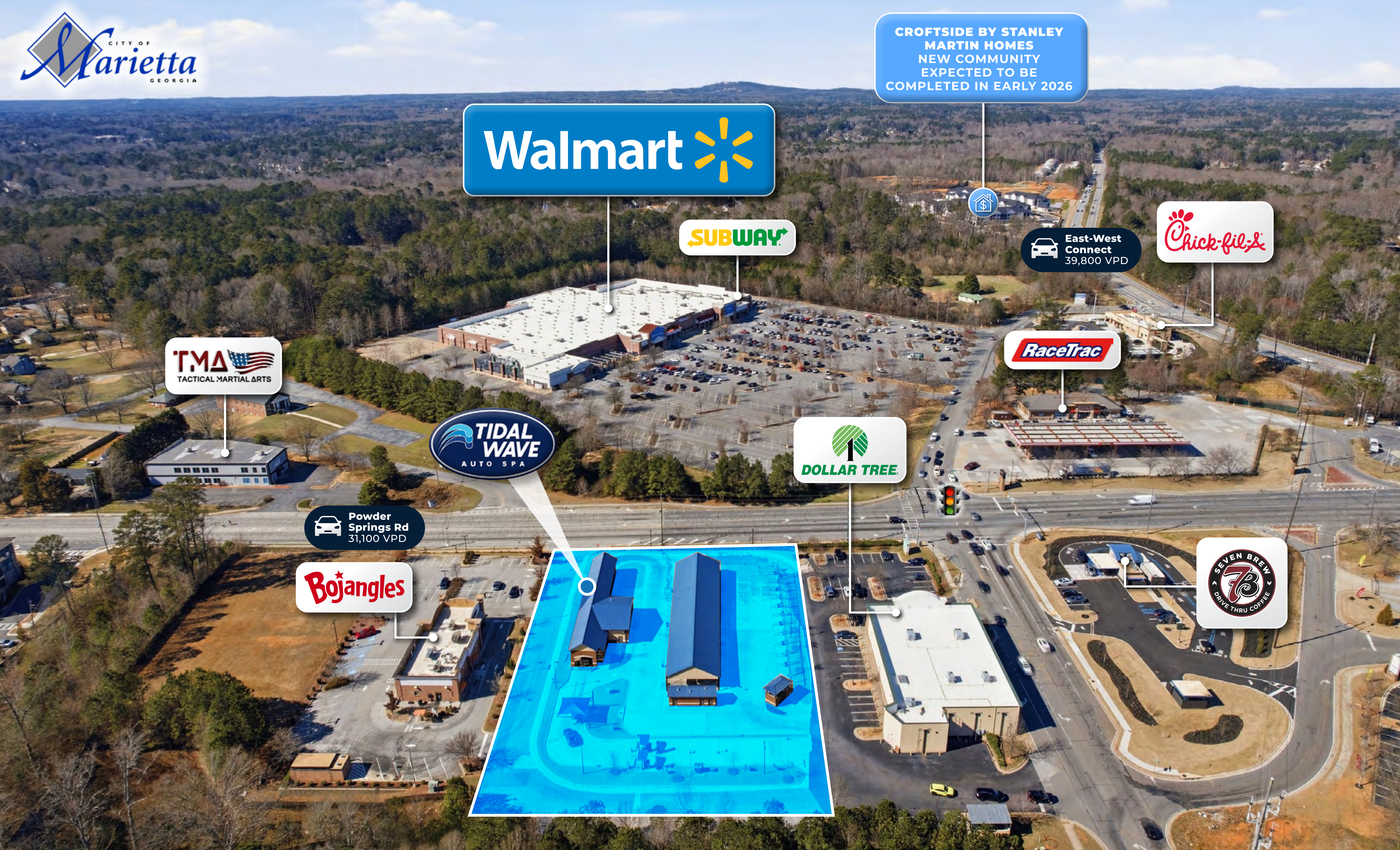
New Potato Creek Holdings, LLC serves as the operating and guarantor entity for this location. The lease is backed by a corporate guaranty from New Potato Creek Holdings, LLC.



$700M+	290+	4,000	PRIVATE	1999
ESTIMATED 2024 SYSTEMWIDE SALES	CAR WASHES	EMPLOYEES	OWNERSHIP	FOUNDED




City of Marietta Georgia
Kroger
Kroger
Publix
360
Chattahoochee Technical College
14,000+ STUDENTS
Dobbins Air Reserve Base
$187 MILLION ECONOMIC IMPACT
Dollar Tree
Chick-fil-A
Wendy's
360
Macland Rd 32,400 VPD
CVS pharmacy
O'Reilly
DUNKIN'
Dollar Tree
LIDL
Chick-fil-A
Pizza Hut
Smoothie King
planet fitness
GOODWILL
Advance Auto Parts
Bojangles
SUBWAY
FIREHOUSE SUBS
WAFFLE HOUSE
Adventure Outdoors
Food Depot
DOLLAR GENERAL
GOODWILL
CITI TRENDS
Walmart Neighborhood Market
Kroger
TIDAL WAVE AUTO SPA
THE HOME DEPOT
Walmart
Publix
Wellstar HEALTH SYSTEM
448 LICENSED BEDS
$1.05B TOTAL ANNUAL REVENUE
2,500+ EMPLOYEES
THE HOME DEPOT
Food Depot
HOBBY LOBBY
FLOOR & DECOR
FAMILY DOLLAR
ULTA BEAUTY
Powder Springs Rd 31,100 VPD
East-West Connect 39,800 VPD
278
29,600 VPD
Advance Auto Parts
WALGREENS
Jersey Mike's
Wendy's
WELLS FARGO
TIRES PLUS
AutoZone
Dogwood Golf Club
Walmart
planet fitness
Chick-fil-A
Advance Auto Parts
Captain D's SEAFOOD
POPEYES LOUISIANA KITCHEN
WAFFLE HOUSE
DUNKIN'
Kroger
KOHL'S
ROSS DRESS FOR LESS
PAPA JOHNS
O'Charley's
RED LOBSTER
5
EAST WEST COMMONS
TARGET
T.J.maxx
OfficeMax
Burlington
LOWE'S
HIBBETT SPORTS
pop shelf
KAY JEWELERS
chili's
Panera BREAD
MOE'S SOUTHWEST GRILL
NS NORFOLK SOUTHERN
500+ AC TOTAL FACILITY AREA
(MAJOR INTERMODAL HUB)
$12.2B ANNUAL REVENUE
200+ EMPLOYEES
GREIF
$5.2B ANNUAL REVENUE
150+ EMPLOYEES
Food Depot
OLLIE'S GOOD STUFF CHEAP
planet fitness
five BELOW
HIBBETT SPORTS
dd's DISCOUNTS
78
HIGHLANDS PARK
IBM
UNITED
THE HOME DEPOT
cenveo
BMS CAT
Henkel


CITY OF Marietta GEORGIA
CROFTSIDE BY STANLEY MARTIN HOMES NEW COMMUNITY EXPECTED TO BE COMPLETED IN EARLY 2026
Walmart
SUBWAY
East-West Connect 39,800 VPD
Chick-fil-A
TMA TACTICAL MARTIAL ARTS
RaceTrac
TIDAL WAVE AUTO SPA
DOLLAR TREE
Powder Springs Rd 31,100 VPD
Bojangles
SEVEN BREW 7B DRIVE THRU COFFEE

CITY OF Marietta GEORGIA
REGAL PAVILION
Rural King
America's Farm & Home Store
UNDER CONSTRUCTION
Pizza Hut
SMOOTHIE KING
FIREHOUSE SUBS
VILLAGE AT POWDER SPRINGS
GOODWILL
planet fitness
ATLANTA
6.4 MILLION
MSA POPULATION
$570 BILLION
GROSS DOMESTIC PRODUCT
Georgia Institute of Technology
18,415 STUDENTS
GEORGIA AQUARIUM
2.9M VISITORS
Mercedes-Benz
71,000 CAPACITY
MarathonOil
~2,000 EMPLOYEES
$6.7B REVENUE
LIDL
Valvoline.
MCDONALD'S
KAISER PERMANENTE.
TOTAL CARE PEDIATRICS
WAFFLE HOUSE
TIDAL WAVE
AUTO SPA
East-West Connect
39,800 VPD
RaceTrac
SEVEN BREW
DRIVE THRU COFFEE
DOLLAR TREE
Bojangles
Walmart
Powder Springs Rd
31,100 VPD

MARIETTA GA

ATLANTA MSA

6.4M+
POPULATION
ATLANTA MSA

$570B+
GDP
ATLANTA MSA

$187 M
DOBBINS AIR FORCE BASE ECONOMIC IMPACT

60,000+
EMPLOYEES
THE HOME DEPOT

9,000+
EMPLOYEES
COCA-COLA

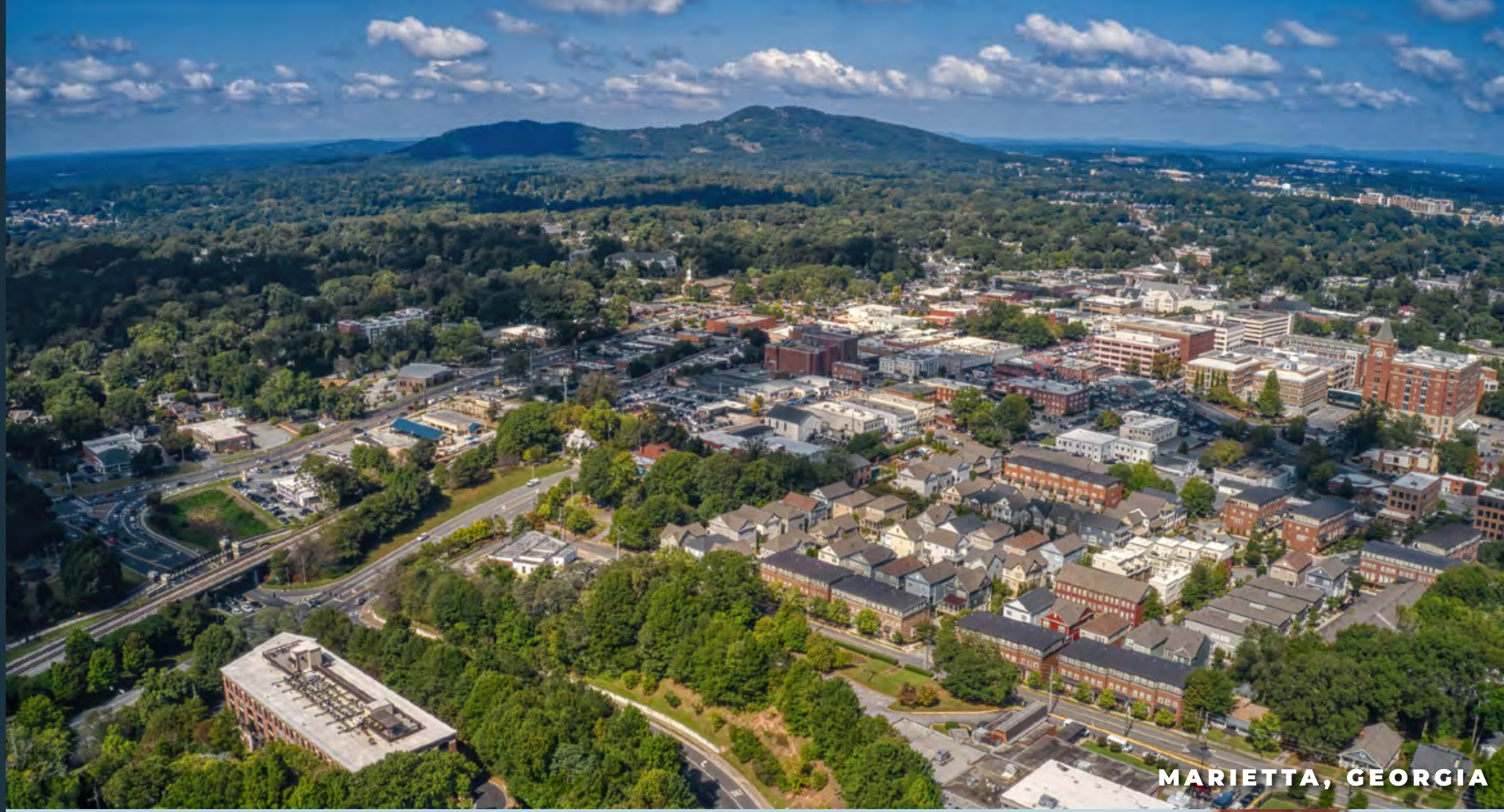
51,000+
STUDENTS
KENNESAW STATE UNIVERSITY

52,000+
STUDENTS
GEORGIA STATE UNIVERSITY

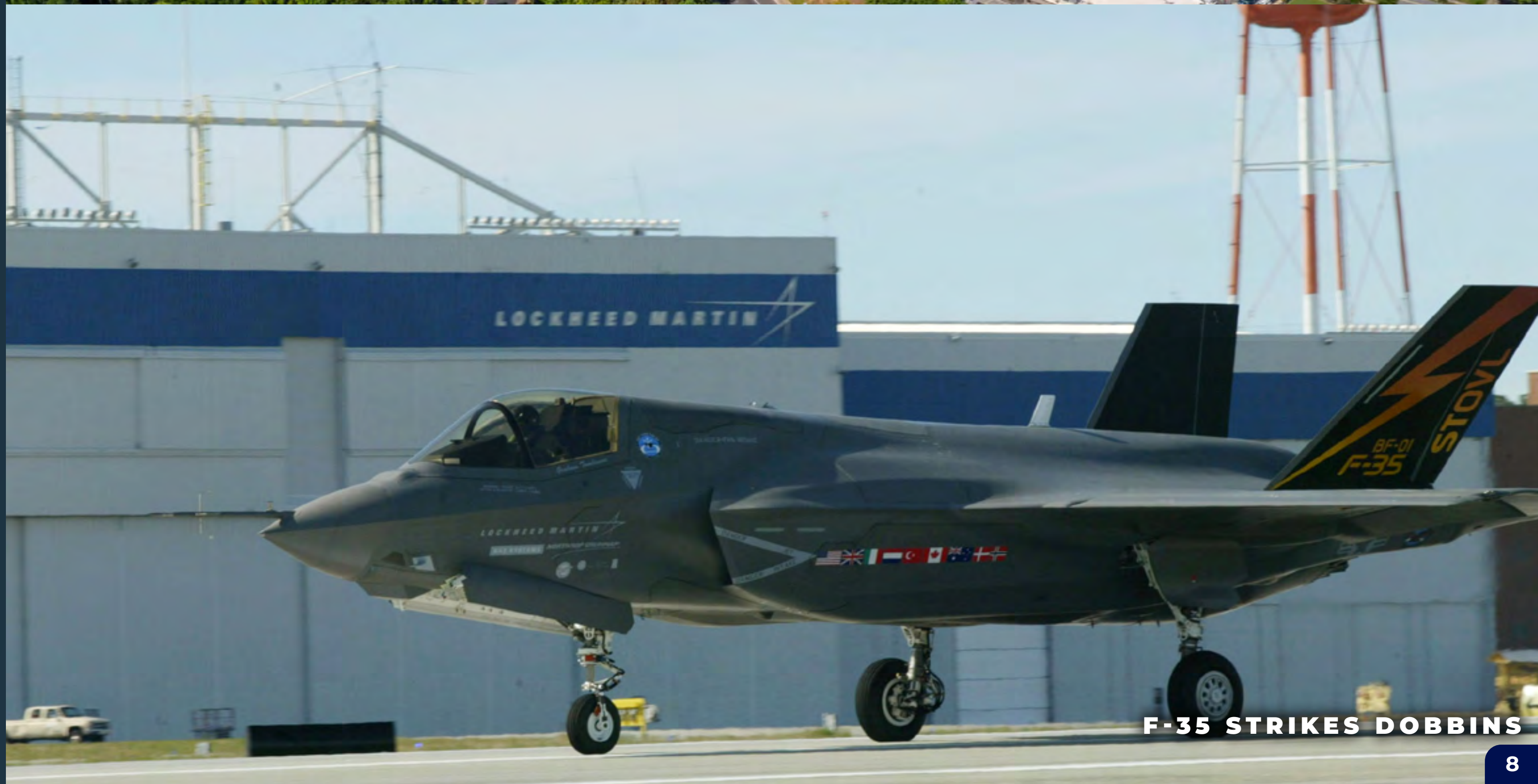
Marietta, Georgia is located in Cobb County within the Atlanta-Sandy Springs-Roswell Metropolitan Statistical Area—one of the largest and fastest-growing metro areas in the United States. The Atlanta MSA exceeds 6 million residents and serves as the economic engine of the Southeast. Marietta benefits from proximity to Interstate 75, Interstate 285, and major employment corridors, providing connectivity to Downtown Atlanta, Buckhead, and Hartsfield-Jackson Atlanta International Airport.

Cobb County is one of the most established suburban counties in metro Atlanta, known for its strong public schools, stable residential base, and diverse employment sectors. Major industries throughout the MSA include logistics, healthcare, technology, finance, film production, and advanced manufacturing. The region's economic base is supported by Fortune 500 and Fortune 1000 companies, a strong small business ecosystem, and continued residential development across the northern and western suburban corridors.

With strong population density, established infrastructure, and long-term economic expansion trends, Marietta remains a core infill retail and service market within the broader Atlanta



MARIETTA, GEORGIA

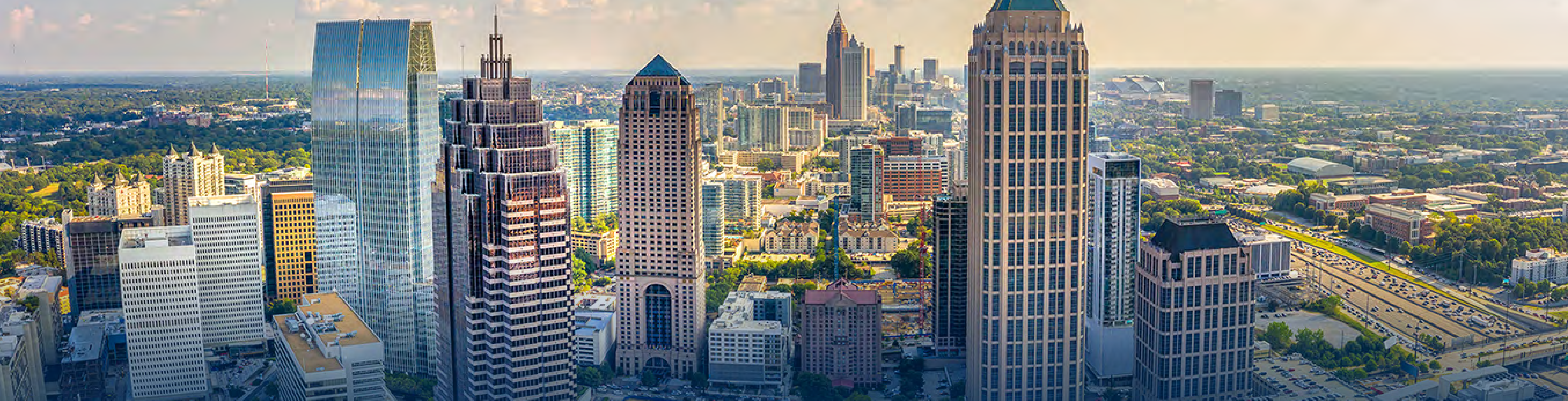


F-35 STRIKES DOBBINS

FORTUNE 500 & CORPORATE OFFICES LOCATED IN ATLANTA

The Home Depot · UPS · Coca-Cola · Delta · Microsoft · Google · Southern Company · First Data · State Farm · Mercedes-Benz

Hartsfield-Jackson Atlanta International Airport — BUSIEST AIRPORT IN THE WORLD



ATLANTA

6.4 MILLION
MSA POPULATION
9th Most Populous MSA in United States

$570 BILLION
GROSS DOMESTIC PRODUCT
The largest economy in Georgia
10th in United States

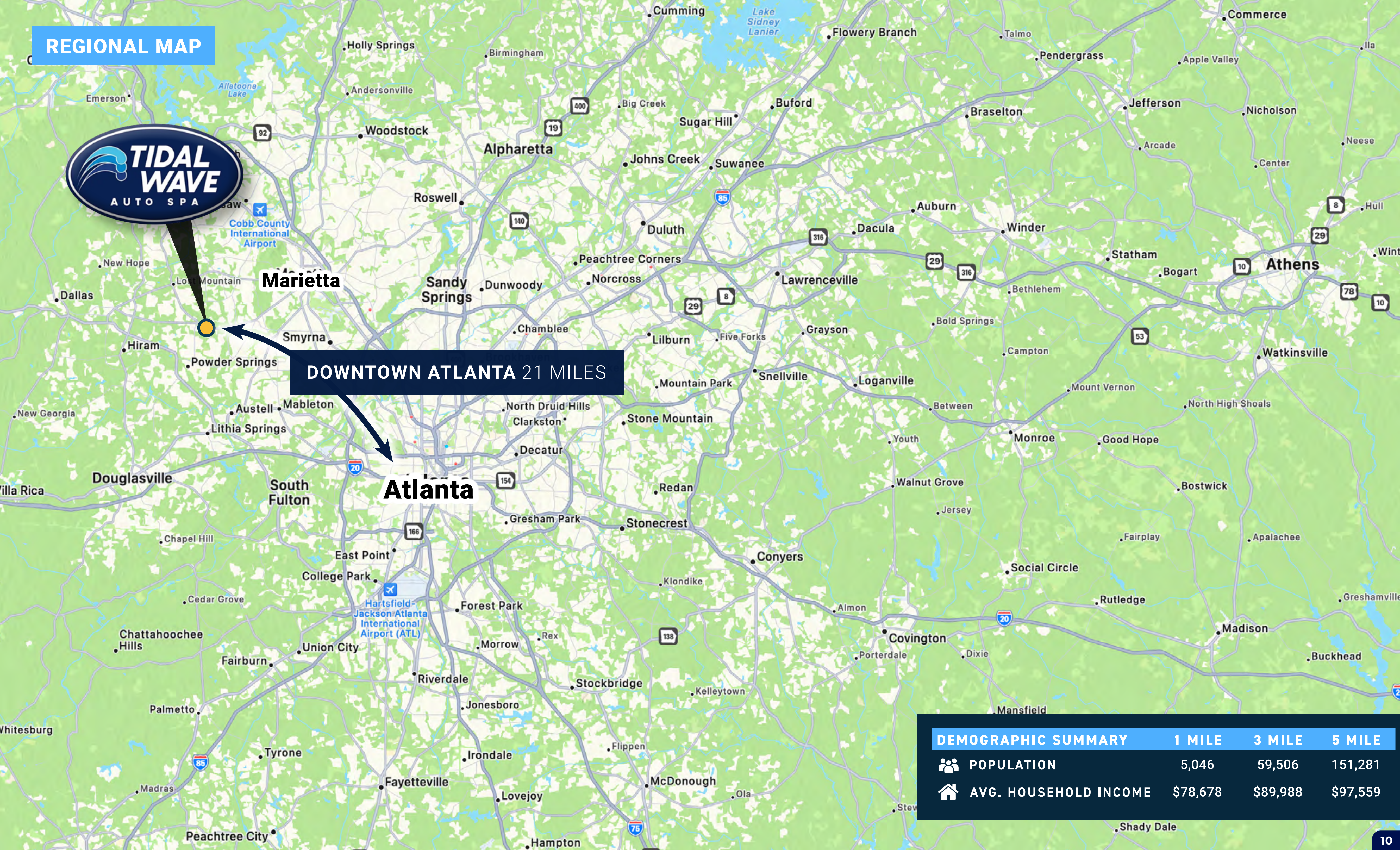
$10.6 BILLION
FILM INDUSTRY
Direct Spending for Atlanta's Established Film Industry

126,400+
NEW JOBS
Added to Atlanta Area in last year

Atlanta remains the economic hub and engine of the Southeast, one of the fastest-growing regions in the United States, with a diverse, innovation-driven economy and a strategic position that continues to attract talent and investment from across the country. The city's robust job market, relatively high quality of life, and still competitive cost of living make it a magnet for young, educated professionals seeking opportunity. Atlanta continues to be a major corporate center. The Metro Atlanta area is home to 13 Fortune 500 headquarters as of early 2026, with a broader footprint of Fortune 1000 and multinational firms serving as anchors for growth across key sectors such as logistics, finance, technology, and consumer products.

Partnerships and diversified investments from both the private sector and government support ongoing business expansion, making Atlanta an ideal place to conduct business and innovate. Bolstering the city's economic appeal, Atlanta is also home to Hartsfield-Jackson Atlanta International Airport, consistently ranked as the world's busiest airport and serving over 108 million passengers in 2024. As a strategic global transportation hub, ATL enhances connectivity, supports commerce, and drives significant employment and economic impact for the region. Atlanta's film and entertainment industry remains a major contributor to the local economy. By 2023, the film and television production ecosystem supported hundreds of productions, contributed billions to the regional economy, and played a significant role in job creation and supplier engagement across the Metro area.

REGIONAL MAP



DEMOGRAPHIC SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	5,046	59,506	151,281
AVG. HOUSEHOLD INCOME	$78,678	$89,988	$97,559

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Marcus & Millichap
THE DELTONDO GROUP

19800 MacArthur Boulevard, Suite 150
Irvine, California 92612

Listing Agent:

PETER DELTONDO
Senior Managing Director
P: (949) 698-2609
E: pdeltondo@marcusmillichap.com

BROKER OF RECORD
JOHN LEONARD
P: (678) 808-2700
Lic #: 252904
John.Leonard@marcusmillichap.com

CHRIS ORENIC
Associate
P: (310) 697-9586
E: chris.orenic@marcusmillichap.com

ERIC MYERS
Associate
P: (909) 456-3464
E: Eric.Myers@marcusmillichap.com

JACK GOEDKEN
Associate
P: (949) 419-3291
E: jack.goedken@marcusmillichap.com

WHITNEY CROWLEY
Executive Assistant
P: (404) 934-6080
E: Whitney.Crowley@marcusmillichap.com

ANDRE THOMPSON
Director, Investments
P: (949) 419-3217
E: athompson2@marcusmillichap.com

JAVIER ARREDONDO
Agent Candidate
P: (909) 456-3460
E: Javier.Arredondo@marcusmillichap.com