



**LYON**  
CAR WASH  
FAMILY-OWNED SINCE 1967

# Lyon Car Wash

1020 Plainfield Rd, Darien, IL 60561

## Business & Real Estate Opportunity

Offering Memorandum

Self-Service & In-Bay Automatic Car Wash | Chicago MSA



**MATTHEWS™**

## Exclusively Listed By



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# Property Overview

## Lyon Car Wash

1020 Plainfield Rd Darien, IL 60561



# Investment Highlights

- **Owner/User Opportunity** – Acquire the business, building, and underlying real estate in a single transaction.
- **Proven Sales Performance** - High-volume location with a strong, consistent sales history and additional upside potential.
- **Established Market Presence** - 60+ years of operating history with a loyal customer base and strong market recognition.
- **Consumer Versatility** - Serving diverse customer profiles, Lyon Car Wash is equipped with 2 touchless IBAs, 4 self-serve bays, and 7 vacuum stations, with vending and upholstery shampooer options, open 24/7.
- **Equipment Condition** – Equipment in good working order and well-maintained to support high-volume customer flow, with recent improvements including brand-new Hamilton auto cashier kiosks, a combo vacuum/shampooer, new IBA roll-up door with updated IBA parts.
- **Limited Competition** - No standalone self-serve/IBA car wash competition within a 6-mile radius.
- **Affluent Demographic** - \$130,000 average household income within a 3-mile radius.
- **Chicago MSA** - Positioned 23 miles from downtown Chicago, providing access to one of the nation's largest metropolitan markets.
- **Tax Benefits** – Car washes qualify for 100% bonus depreciation, creating the potential for enhanced investment returns. \*Please consult with your CPA for details\*





### Darien Towne Centre



### The Grove



Eisenhower Junior High School  
±416 Students

Lace Elementary  
±386 Students



### Brookhaven Plaza



Colonial Manor Apartments  
±96 Units



Subject Property

75th St ± 20,821 VPD

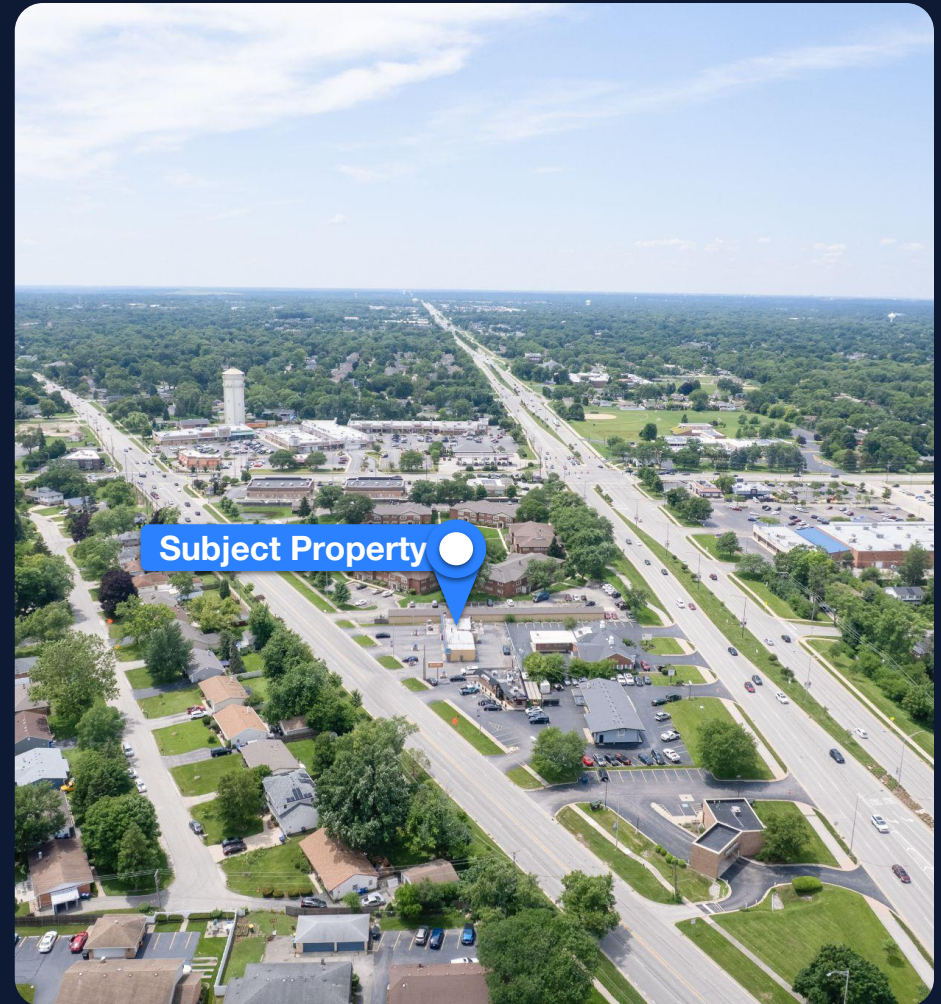
Plainfield Rd ± 12,553 VPD



Plainfield Rd ± 12,553 VPD

6 Total Bays

# Property Photos



# Financial Overview

**Lyon Car Wash**  
1020 Plainfield Rd Darien, IL 60561



# Property Overview



## CONTACT AGENT FOR FINANCIALS

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|                     |                                           |
|---------------------|-------------------------------------------|
| Sale Type           | Business & Real Estate                    |
| Car Wash Type       | Self-Service & Touchfree In-Bay Automatic |
| Total Bays          | 6                                         |
| IBA Equipment       | PDQ                                       |
| Pay Station         | Hamilton                                  |
| Vacuums             | 6 + 1 Upholstery Shampooer                |
| Lot Size            | 0.42 Acres                                |
| Traffic Count       | ±12,553 VPD                               |
| Equipment Condition | Good Working Order                        |
| Hours of Operation  | Open 24/7                                 |
| APN                 | 09-27-300-008                             |



# Operator



Year Founded  
1967

Headquarters  
Darien, Illinois

Ownership Status  
Privately Held

Locations  
1

## Brand Overview

Lyon Car Wash is a long-established, family-owned car wash operator serving the southwest Chicago suburbs since 1967. Located at 1020 Plainfield Road, Darien, Illinois, the business has built a strong local reputation through decades of continuous operation, emphasizing convenience, affordability, and customer service. Unlike many larger conveyor-style operators, Lyon Car Wash specializes in self-service bays and touchless automatic washes, catering to customers who prefer a high-quality, damage-free vehicle cleaning experience.

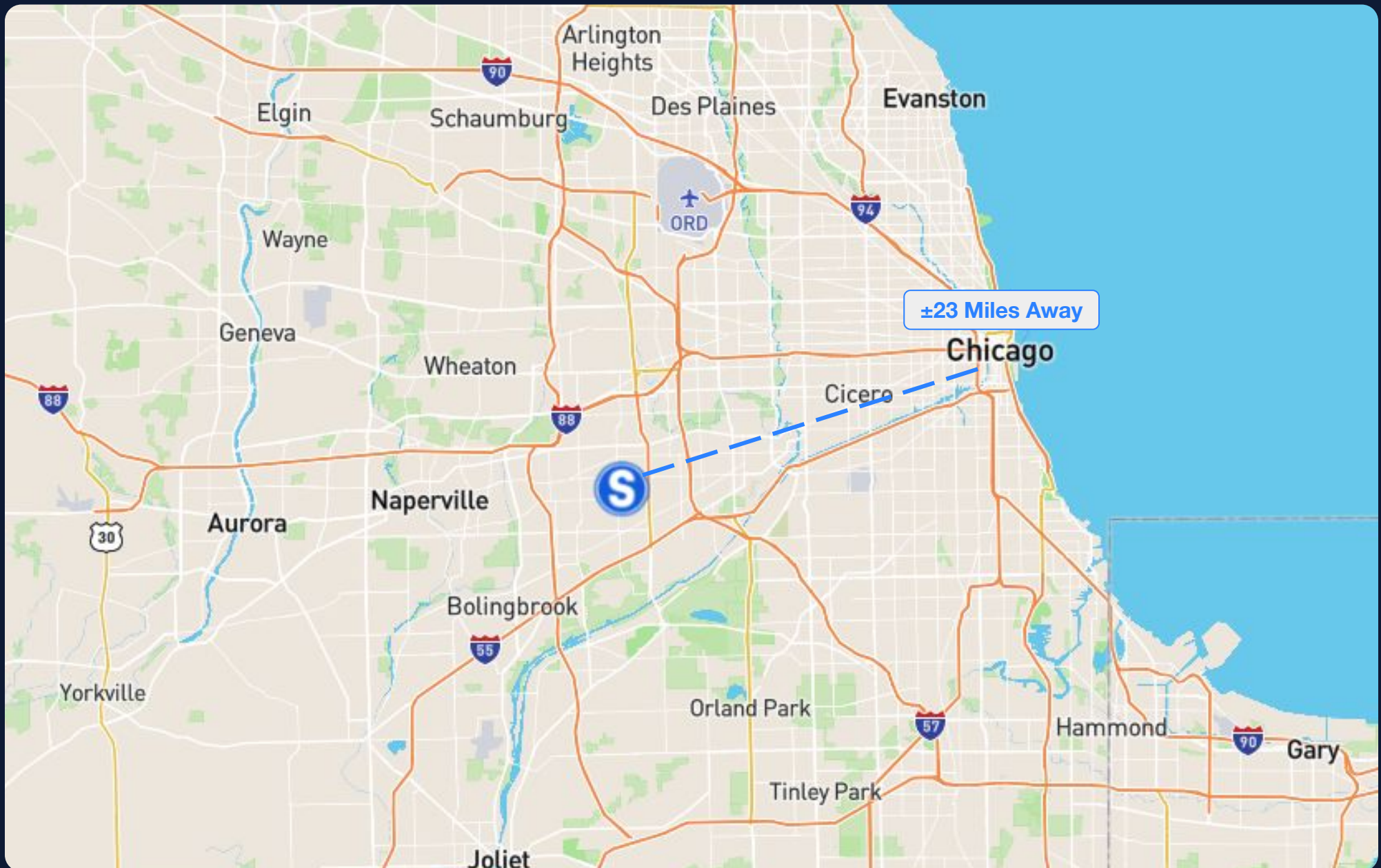
## Why Invest in Lyon Car Wash?

- **Established Operating History:** Family-owned and operating continuously since 1967, demonstrating long-term business stability and resilience through multiple economic cycles.
- **Proven Local Brand:** Nearly six decades of serving the southwest Chicago suburbs has resulted in a loyal customer base and strong community recognition.
- **Essential Service Business:** Car wash services benefit from recurring demand driven by routine vehicle maintenance, seasonal weather conditions, and consumer preference for maintaining vehicle appearance and value.
- **Recession-Resilient Industry:** Car washes have historically exhibited stable demand, as vehicle cleaning represents a relatively low-cost discretionary expense compared to larger automotive maintenance items.
- **Prime Infill Location:** Situated on Plainfield Road in Darien, Illinois, the property benefits from established residential neighborhoods, commuter traffic, and strong local demographics.

# Market Overview

## Lyon Car Wash

1020 Plainfield Rd Darien, IL 60561



# Darien, IL

## Market Demographics

**21,879**

Total Population

**\$111,215**

Median HH Income

**10,700**

Employed Population

**4.2%**

Retail Vacancy



## Local Market Overview

Darien is an established DuPage County community positioned within Chicago's southwestern suburban corridor. The city combines an affluent residential base with convenient access to Interstate 55, Interstate 355, Route 83, and surrounding employment centers in Downers Grove, Oak Brook, Burr Ridge, and Naperville. Household incomes exceed national benchmarks, homeownership is high, and more than half of adult residents hold a bachelor's degree or higher. These characteristics support consistent demand for neighborhood retail, restaurants, personal services, medical uses, and other convenience-oriented concepts.

The Plainfield Road corridor functions as an important local commercial route serving established subdivisions, schools, municipal facilities, and nearby communities. The market benefits from a mature housing stock, limited availability of undeveloped land, and a consumer base with strong purchasing power. Darien's location near major highways allows retailers to serve both local households and customers traveling between eastern DuPage County and the Interstate 55 corridor.

## Property Demographics

| Population               | 1-Mile    | 3-Mile    | 5-Mile    |
|--------------------------|-----------|-----------|-----------|
| Current Year Estimate    | 14,216    | 89,813    | 215,969   |
| Households               | 1-Mile    | 3-Mile    | 5-Mile    |
| Current Year Estimate    | 5,984     | 37,523    | 86,673    |
| Income                   | 1-Mile    | 3-Mile    | 5-Mile    |
| Average Household Income | \$146,689 | \$160,399 | \$190,401 |

# Chicago, IL

Chicago remains one of the nation's largest and most established multifamily markets, supported by a diverse economy, extensive public transit network, and broad renter base spanning urban and suburban communities. Continued demand from young professionals, students, healthcare workers, and corporate employees supports long-term apartment absorption throughout

the metro. Chicago's combination of walkable neighborhoods, major employment centers, and relative affordability compared to coastal gateway markets continues attracting both residents and institutional multifamily investment across a wide range of product types and submarkets.

**600K+**

Apartment Units

**9.42M+**

Total Population

**\$1,963**

Avg. Asking Rent/Unit

**\$94.4K**

Median HH Income

**3rd Largest**

Inventory Among Major Metros

Source: CoStar Group; U.S. Census Bureau; Chicago Metropolitan Agency for Planning; World Business Chicago; Illinois Department of Commerce & Economic Opportunity | **2025 Dataset**



# Employment

Chicago serves as the economic center of the Midwest, with a diverse employment base spanning finance, healthcare, logistics, manufacturing, transportation, and professional services. The market benefits from a concentration of corporate headquarters, one of the nation's largest central business districts, and a transportation network that connects businesses to domestic and global markets. Access to a highly educated workforce, major research institutions, and national transportation infrastructure supports corporate operations, business expansion, and investment activity throughout the region.

**2025 Statistics**    **28,500** New jobs added  
**4.74M**    **24** of Illinois' 32 Fortune 500 Firms  
Total Employment  
Across MSA    **#1** U.S. Rail Hub all 6 Class 1 railroads

## Major Job Expansions & Corporate Investment

 **Microsoft**  
\$1B+ in new Chicagoland data  
center infrastructure

 **LOGISTICS**  
1M+ SF of expanded  
warehouse & logistics operations

 **PsiQuantum**  
150+ new jobs  
\$1B+ quantum computing campus

**Google**  
Expanded to 1M+ SF  
engineering & cloud hiring

## Top Employers

Largest Employer  
**UNITED**  37,000+  
Employees

**Advocate Health Care** 35,000+ Employees

**Chicago Public Schools** 30,000+ Employees

**JPMorgan Chase** 24,000+ Employees

**Walgreens Boots Alliance** 20,000+ Employees

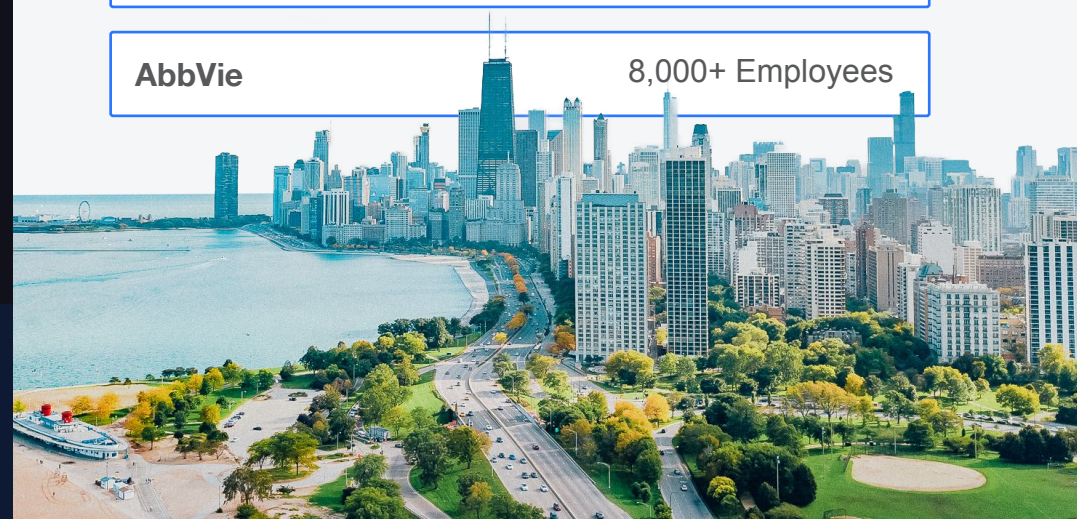
**Amazon** 20,000+ Employees

**Northwestern Medicine** 18,000+ Employees

**University of Chicago** 16,000+ Employees

**Rush University  
System for Health** 10,000+ Employees

**AbbVie** 8,000+ Employees



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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 **1020 Plainfield Rd, Darien, IL, 60561** ("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.

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