

## **McBee Coffee and Carwash**

Our Carwash is located on 23<sup>rd</sup> street just West of the Hy-Vee at 23<sup>rd</sup> and Lee's Summit Road, is a perfect fit for the Independence area. Featuring two commercial lots on the street frontage of 23<sup>rd</sup>, we plan on building a new state-of-the-art express wash on 1.5 acres of 23<sup>rd</sup> street frontage, and having another 1.5 acres that we will lease out to a high-quality retailer that will fit in well with our area demographics and already existing store fronts.

Our McBee Coffee and Carwash Express wash will feature a 140' tunnel that resembles a high-end medical office rather than a carwash tunnel and gives our customers a high-quality wash in under 5 minutes. We will offer unlimited wash subscriptions, as well as one time purchases, and after exiting the tunnel, our customers can leave the lot or choose to enter our free vac area, where we will have 20 free vacs with hoses on each side of the parking space to give our customers the opportunity to vac out their cars utilizing the latest technology in central air vac systems.