

SITE SCOUTS

Washeteria Feasibility

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US-290 & Circle Dr

Prepared by Site Scouts
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1. Executive Summary

A 2600 sq ft laundromat serving a trade area that is ~38.0% renter households — the population that relies on laundromats. It captures an estimated 38% of that local demand.

\$280,800

LAUNDRY REV / YR

\$21,528

YR-1 REV / MO

\$108.0

SALES / SF / YR

88

STORE STRENGTH

38.0%RENTER
HOUSEHOLDS

Benchmark-grade estimate. Laundromat demand is anchored to renter-household spend averages, not validated on real laundromat actuals. Utility costs (water/gas/electric) are the dominant operating variable and are not modeled here.

2. Basis of Analysis

The projection captures the trade area's RENTER-household laundromat demand (renters without in-unit laundry drive the category), scaled by the store's competitive standing, capacity, and a wash-dry-fold service lift.

Proposed store — requester-specified

Sales floor (sq ft)	2600
Chain / operator	Independent
Washers	36
Dryers	40
Wash-dry-fold	Yes
Attended	Yes
Large-capacity	Yes

Store Strength Score — 88 / 100

A 0–100 index of the store's draw (size, machine count, wash-dry-fold, attended, cashless pay). A higher score means the store captures more of local demand.

3. Market & Site

Trade Area — 1.0 mi

Population	20,500
Households	8,200
Median HH Income	\$82,000
Pop Density / sq mi	2,450

Competition

Laundromats < 1.5 mi	2
Nearest	0.85 mi
Est. capture share	38%

Capture is this site's modeled share of trade-area demand vs the competitors above.

4. Revenue Projections (3-Year, Monthly Average)

Low (conservative) scenario

Metric	Year 1	Year 2	Year 3
Laundry revenue (\$/mo)	\$18,945	\$20,592	\$20,901

Mid (expected) scenario

Metric	Year 1	Year 2	Year 3
Laundry revenue (\$/mo)	\$21,528	\$23,400	\$23,751

High (upside) scenario

Metric	Year 1	Year 2	Year 3
Laundry revenue (\$/mo)	\$24,111	\$26,208	\$26,601

LAUNDRY REVENUE RAMP — MONTHLY AVERAGE (MID)



Laundromat demand is steady (non-discretionary), so the bands are tighter than discretionary retail; Year 1 reflects ramp-up.

Notes. Estimated sales were held at the \$9/sf/mo best-in-class laundromat ceiling.

5. Unit Economics

\$108.0 SALES / SF / YR	\$9.0 SALES / SF / MO	38.0% RENTER HOUSEHOLDS	38% CAPTURE SHARE
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Laundromats typically clear \$4-9/sf/mo; the projection is kept within that range.

6. Competition Detail (2)

Name	Brand	Dist (mi)	Type	Impact
Spin Cycle Laundromat	—	0.85	laundromat	60
WashPoint Laundry	—	1.25	laundromat	60

Nearby laundromats profiled by brand tier and measured distance.

7. Certification, Assumptions & Limiting Conditions

Certification of independence

Site Scouts certifies that, to the best of its knowledge:

1. Site Scouts has no present or prospective financial interest in the subject property or the proposed transaction.
2. The fee for this study is fixed and was not contingent on the findings, the projections, or any financing decision.
3. No party to the transaction reviewed, directed, or altered the findings before issuance. The requester supplied only the facility specifications and operating margins, identified as such in this report; any re-issue on revised inputs carries a new verification code.
4. This study was prepared from the data sources and methodology described in this report, as of October 9, 2026.

Certified by Site Scouts October 9, 2026

Sources & method. Produced by Site Scouts from public and third-party data (U.S. Census ACS, BLS Consumer Expenditure spend, Google Places) and from requester-furnished store specifications + operating margin, analyzed with our proprietary site-selection and sales-forecasting model. As of October 9, 2026.

Benchmark-grade — not a validated projection. Laundromat demand is anchored to renter-household spend averages, not a validated comp set. Utility (water/gas/electric) costs are the dominant operating variable and are not modeled here; not a guarantee of results.

No warranty; limitation of liability. Data is from sources deemed reliable but provided “as is,” without warranty of any kind. The recipient is solely responsible for independently verifying every figure and assumption — and consulting qualified legal, financial, and real-estate professionals — before any decision.

Presented by Site Scouts

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This feasibility analysis was prepared for the exclusive use of the requesting party and is a modeled estimate — not a guarantee of actual business performance. It is provided without representation or warranty of any kind.

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