



## What Makes a Great Laundromat Location?

### The Ideal Site Criteria:

#### Building & Space:

- Size: 2,000 – 6,000 sq. ft.
- Configuration: Inline, end-cap, or freestanding
- Ground-floor retail only
- Strong storefront glass exposure preferred

#### Visibility & Access:

- Strong street exposure and signage opportunity
- High daily traffic counts preferred
- Easy ingress and egress
- Proximity to grocery stores, dollar stores, multifamily housing, or daily-needs anchors

#### Parking:

- Ample on-site or nearby parking preferred
- Shared retail or street parking acceptable
- Flexible in dense, urban markets with strong pedestrian traffic or public transportation access

#### Lease & Deal Structure:

- 10-Year Primary Term with 3, 5-Year Options
- Tenant improvement allowances preferred

#### Utilities & Infrastructure:

- Domestic water service capable of supporting multiple commercial washers
- Sewer connection suitable for laundry use
- Natural gas access
- Commercial electrical service

#### Demographics:

- 10,000+ residents within 1 mile
- 25,000+ residents within 3 miles (primarily suburban and auto-oriented markets)
- 35%+ renter population
- Median household income: \$35,000 – \$65,000
- Dense residential or mixed-use neighborhoods nearby

## Why a Laundromat

### Long-term stability, higher traffic, and repeat visitors are just the beginning

- **Low Failure Rate**  
Nearly **95% of laundromats** achieve success within the first five years of operation.
- **Lower Operational Costs**  
Minimal supervision — does not require highly skilled labor — low headcount — no perishable inventory.
- **Recession-Resistant**  
People always need clean clothes. Unlike many other services, laundry remains essential—even during economic downturns.

## Why LaundryLux Distribution

We connect you with financially vetted, ready-to-transact tenants. Our turnkey model supports each laundromat project from site review to development and execution, helping you secure stable, long-term occupancy.

## Have a vacant space?

Visit [laundryluxdistribution.com/solutions/submit-site/](https://laundryluxdistribution.com/solutions/submit-site/) and Share a Location for Review

Sites that do not meet all criteria may still be considered.