



Retail space for lease?

Take a closer look at the
laundromat business.

Introducing a profitable concept to fill vacant
retail spaces with Next Level Laundromats.



Why a laundromat?

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

The laundry business is stable and has grown steadily for nearly 80 years and many successful coin laundries average an ROI of 20-35%, making it an attractive investment.



No Franchise Fees. A Next Level Laundry is a unique business opportunity. It's not a franchise, so there are no fees. The failure rate and start-up costs are much lower than many franchises and other small business ventures. It's a proven business model with a positive upside.



Recession Proof. The laundry business remains stable during economic downturns as people always need to wash their clothes and household items. The market expands in recessions when home ownership decreases, leading more individuals to use laundromats due to affordability or lack of in-home laundry facilities.



Laundrylux Distribution has helped hundreds of entrepreneurs open successful coin laundries across North America. We provide our customers with world-renowned Electrolux Professional laundry equipment, financing solutions, and marketing support. Our expert team manages the entire process including site selection, construction, installation, training, service, and more.



We have 3 Custom Landlord Development Programs



Old to New

Have an old, outdated, or out-of-business Laundromat in your shopping center?

We can show you how to turn a non-performing tenant or space into a Long-Term, High Traffic facility. Laundrylux Distribution can help to retrofit the space into a new, modern, state-of-the-art Next Level Laundromat. Once the space has been modernized, you will have 3 options: **Own to Run, Build to Lease, or Build to Sell**. Laundrylux Distribution will help you through the entire process with financing options and marketing support, including advertising the business for sale and investor seminars, to attract the best operator for the store and your shopping center.



Own to Run

Maximize all the benefits as the full owner-operator of a Next Level Laundry Center. Experience the profits of laundry ownership with the strength of a globally recognized brand. In addition to adding value to your overall shopping center, Laundrylux Distribution will provide the best-in-class equipment and guide you through the entire process – from operational guidelines and training, to store design and financing support.



Build to Lease or Sell

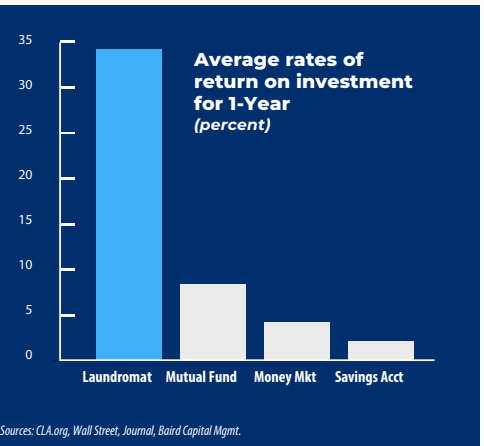
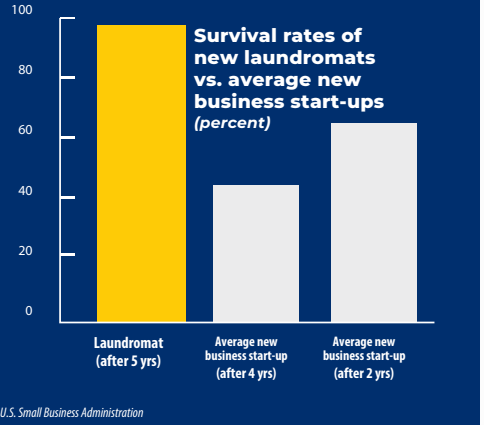
As the property owner, you build the laundromat with the support of Laundrylux Distribution and the space becomes a fully functioning, turn-key business. You can profit from the store sale and gain a great tenant, increasing your Net Operating Income with a long-term lease. Laundrylux Distribution will help find and expedite a buyer. Currently, there are more investors than available locations, so the need for quality locations is at a premium. Further, Laundrylux Funding Services will assist the new tenant in financing the store. The sale of a turn-key business has never been better as more individuals are looking to be their boss or supplement their current income.

Go from concept to completion in record time.

Accelerate your income with the exclusive Next Level Laundry Distribution. With our expertise in the industry and support from our parent company, Laundrylux, we will fill your retail vacancy quickly and efficiently.

The Next Level Program offers:

- Immediate increase in foot traffic and new revenue potential to all other businesses in your plaza.
- In-house financing through Laundrylux Funding Services (LFS).
- A one-stop supplier for machinery, payment systems, tables, vending machines, and all necessary equipment.
- Design guidelines for the store's look and feel, a detailed floor plan, and the decor elements needed to create a modern, clean, and comfortable branded environment
- Close coordination with local general contractors during the build-out phase.
- Training and professional marketing support for pre-opening and grand opening activities.



Next Level Laundromats deliver an exceptional value to tenants in plazas and strip centers

- Great investment with an average ROI between 20-35%.
- High weekly repeat business.
- Profitable in all economic cycles.
- Cash business with no inventory or receivables and low headcount.
- Expert marketing assistance.
- Electrolux Professional world-class products.
- Advanced technology that saves you time and money.
- Exceptional local support, including service and maintenance.

Site Criteria:

Premises Size:

1,500-6,000 sf.

Parking:

3-5 dedicated spaces.

Population:

12,000+ per sq mile, mixed ethnicity.

Average Household Income:

\$50,000 or below; \$75,000 or below in major metro areas.

Site Qualities:

Freestanding, endcap, or inline ·
Maximum glass exposure · High visibility from the street · Easy access.

Terms & Options:

10-Year Primary Term with 3, 5-Year Options

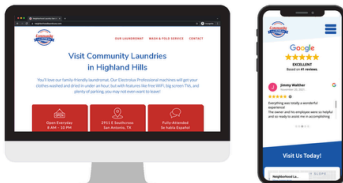
Turn-Key Store Design

Laundrylux Distribution will provide guidelines and all design elements for a modern, clean, and branded environment.



Laundrylux Creative Services

We provide marketing expertise and support to help make your laundry a success. This service is unique in the industry and available to Next Level Laundry store owners.



COMMUNITY LAUNDRIES: HIGHLAND HILLS



File Formats

Print:
AI
EPS

Digital:
PDF (embedded)
PDF (non-embedded)

Typefaces

Roboto Black
AaBb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz
1 2 3 4 5 6 7 8 9 0
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Spinal Sans Bold Italic
AaBb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz
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Avenir Black
AaBb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz
1 2 3 4 5 6 7 8 9 0
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Colors



Vector AI and EPS files can be created and exported for all your marketing needs.

PHG files are the best choice for all your digital marketing needs. The monochrome version is especially great to use when you need to make sure your logo can be printed in black and white.

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Innovative Approach to a Changing Environment

In today's highly competitive commercial real estate market, creating lasting value for your property requires tenants with long-term stability. Alongside well-known national retailers, grocery stores, restaurants, and service providers, consider incorporating a Next Level Laundromat to enhance your property.

A Next Level Laundromat concept provides a complete solution with store layouts, professional signage, marketing support, and high-quality equipment to attract loyal customers. They are designed for modern fast-paced living, serving a diverse customer base.

Additionally, laundry customers can benefit other tenants in your facility during their wash and dry cycles by creating extra foot traffic.



"The laundry environment is a very demanding one. But thankfully year after year my Electrolux washers perform, giving my customers a superior wash experience — and saving me money on my utility bills."

— Steve Mendez, Owner of Señor Bubbles Laundromat – Ocala, FL

Laundrylux Funding Services

Laundrylux Funding Services (LFS) has over 50 years of funding laundromats. Our financing programs offer convenient terms and competitive interest rates. With a simple application process and speedy decisions, LFS is the preferred choice for businesses seeking personalized support and knowledge in the laundry industry. Our dedicated experts will guide you through the entire process, ensuring your success remains our primary focus.



Specialized Solutions

Focused only on the commercial laundry industry, LFS is dedicated to providing the most flexible financing solutions custom-tailored to your goals.



Superior Service

From a simplified application process to quick approvals, LFS provides a hassle-free experience. With more than 50 years of experience, our team knows the importance of building lasting relationships.



Higher Standards

Efficiency and speed are the hallmarks that define LFS. We work with you to secure financing without the constraints found through other funding providers. When you choose LFS, you'll access a full range of benefits, from potential tax advantages to the lowest fixed rates.



Frequently Asked Questions

Q. Is laundry a good tenant?

A. Absolutely! A well-designed and professionally managed coin laundry delivers a steady flow of customers and activity to your plaza daily. Laundry users become captive spenders for the other Tenants in your center because they have “downtime” while waiting for their wash and dry cycles to complete. Most Next Level Laundromats are staffed with dedicated employees who provide customer support and handle drop-off laundry services.

Q. I thought laundries only attracted lower income customers?

A. Coin laundries today cater to customers from diverse socioeconomic backgrounds. For many, Next Level laundromats offer a quicker and more convenient option with larger capacity and faster, more efficient washers and dryers than in-home or multi-family building laundry rooms. Even wealthier clients frequent laundromats to clean oversized items like bedspreads and comforters. Electrolux Professional machines feature state-of-the-art touchscreen technology and payment options designed to better serve demanding customers.

Q. What kind of foot traffic does a laundry bring to my plaza?

A. Laundries attract a steady stream of foot traffic composed of “captive spenders.” While customers wait for their laundry, they often seek out activities within the shopping center to pass the time and make purchases. This increased foot traffic benefits other tenants, such as grocery stores, restaurants, service providers, and retail shops, leading to a potential revenue boost of up to 30% or more.

Q. I heard that laundries tend to go out of business quickly, is this true?

A. The survival rate of coin laundries is higher than 95% after opening. When a Next Level Laundry is located in a high-traffic area and contains the right equipment mix, it will flourish year after year, generating significant value for your shopping center and the adjacent tenants.

LaundryLux Distribution

A partnership with Laundrylux Distribution means a smooth laundromat buying or selling experience. We understand the industry and have the tools, strength, and expertise to give you a fair deal!

www.laundryluxdistribution.com



We recommend that you conduct independent research and consult with your professional advisors before starting a self-service laundry operation. In making that decision, you should base your independent analysis of the business opportunity, including the risks involved.