

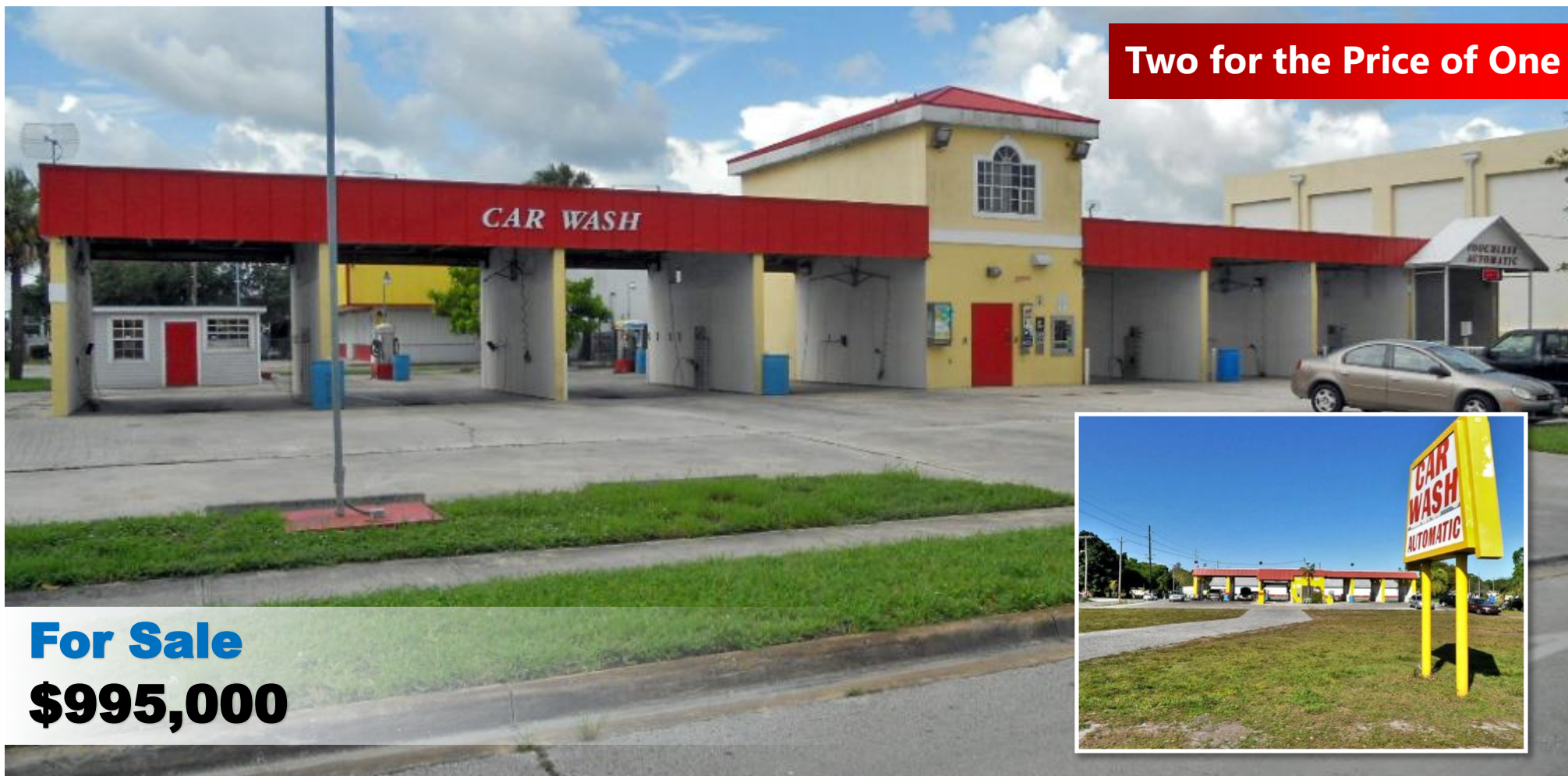
**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Car Wash Businesses

Orange Ave. + 2829 US Highway 1, Fort Pierce FL, 34982

Two for the Price of One



For Sale
\$995,000

Listing Contact:

Chris Belland

772-418-4506

Cbelland@commercialrealestatellc.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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Property Details

Location:	Orange Ave. + 2829 US Highway 1, Fort Pierce FL, 34982
Price:	\$995,000
NOI:	\$105,000
Building Size:	(Orange) 2,250 SF (2829) 3,642 SF
Building Type:	Car Wash
Acreage:	(Orange) 0.75 AC (2829) 0.47 AC
Frontage:	Orange: 148.25' / 2829: 125'
Traffic Count:	(Orange) 18,293 SF / (2829) 39,975 AADT
Year Built:	(Orange) 1982 / (2829) 1977
Construction Type:	CBS / Brick Masonry
Parking Spaces:	Plenty
Zoning:	C3
Land Use:	Auto Related
Utilities:	Undisclosed

Excellent packaged deal! This sale includes two fully operational car wash businesses in Fort Pierce. Car Wash on US-1 has both manual and a touchless automatic system, with a total of 8 bays, and an office space. The Car Wash located on Orange Ave. consists of 6 bays, manual and automatic washing system, and plenty of parking. Both locations have great frontage, and are easily accessible.



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Property Demographics

2016 Demographics - Orange Ave.

Total Population

1 mile	11,015
3 mile	44,478
5 mile	66,096

Average Household Income

1 mile	\$29,263
3 mile	\$34,635
5 mile	\$45,165

Average Age

1 mile	35.40
3 mile	37.00
5 mile	40.80

2016 Demographics - 2829 US Hwy 1

Total Population

1 mile	8,739
3 mile	36,423
5 mile	71,115

Average Household Income

1 mile	\$34,348
3 mile	\$37,411
5 mile	\$45,431

Average Age

1 mile	35.50
3 mile	37.90
5 mile	40.00

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Zoning Information & Map

C3 - General Commercial

(a) Purpose. The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

(b) Basic use standards. Uses in a C-3 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

a. The minimum lot area shall be ten thousand (10,000) square feet.

b. The minimum lot width shall be seventy (70) feet.

c. The minimum lot depth shall be ninety (90) feet.

(2) Yards.

a. The minimum depth of the front yard will be twenty-five (25) feet.

b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

(3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.

(4) Building height. No building shall exceed a height of sixty-five (65) feet above grade, except that multifamily developments in accordance with the requirements of the R-5 zone may be approved.

(c) Other applicable use standards.

(1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86.

(7) Signs will comply with standards referred to in section 22-55.

(8) All other applicable ordinance requirements will also be satisfied.

(9) An adult establishment is not permitted in C-3 unless the adult establishment is at least:

a. One thousand (1,000) feet from any other adult establishment:

b. Four hundred (400) feet from any established church, public or private school, public playground or public park;

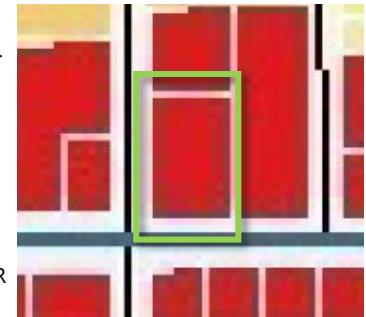
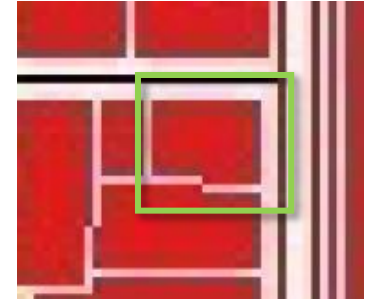
c. Four hundred (400) feet from any areas zoned E-1, R-1, R-2, R-3, R-4, or R-5.

(10) For purposes of the distance limitations contained in subsection (e)(9) above, the measurement shall be made by extending a straight line from the main entrance of the building of the adult establishment to the:

a. Front door of the main building occupied by any other adult establishment or any established church; or

b. To the nearest property line of any residential district, playground, school or park.

(Ord. No. H-186, § 30-31, 6-15-81; Ord. No. H-217, § 1, 7-6-82; Ord. No. I-10, §§ 14—16, 6-6-83; Ord. No. I-120, § 3, 7-15-85; Ord. No. I-147, § 4, 2-3-86; Ord. No. I-148, § 2, 2-3-86; Ord. No. J-420, § 2, 5, 4-20-98; Ord. No. J-487, § 1, 1-19-99; Ord. No. K-24, § 10, 8-21-2000; Ord. No. K-149, § 1, 4-15-02; Ord. No. K-187, § 1, 2-18-03; Ord. No. K-221, § 1, 6-16-03; Ord. No. L-11, § 1, 4-21-08; Ord. No. L-97, § 2, 11-16-09; Ord. No. L-217, § 3, 12-5-11; Ord. No. L-295, § 13, 11-4-13)



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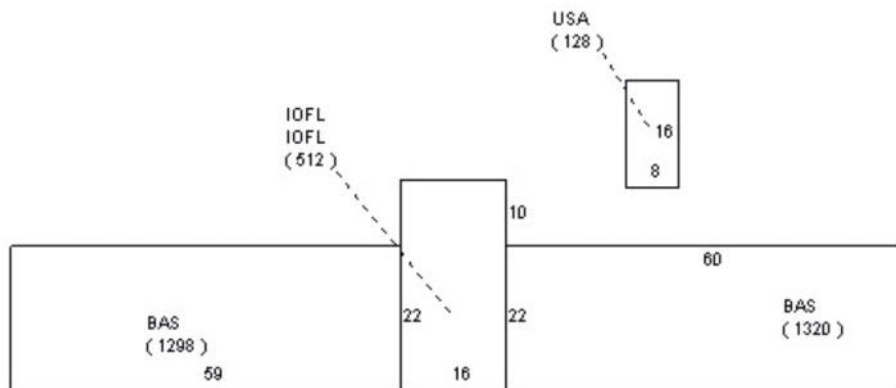
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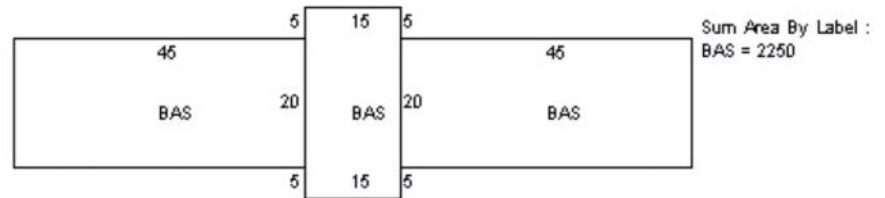
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(2829)



Sum Area By Label :
BAS = 2250

(Orange Ave.)

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Property Aerial - Orange Ave.



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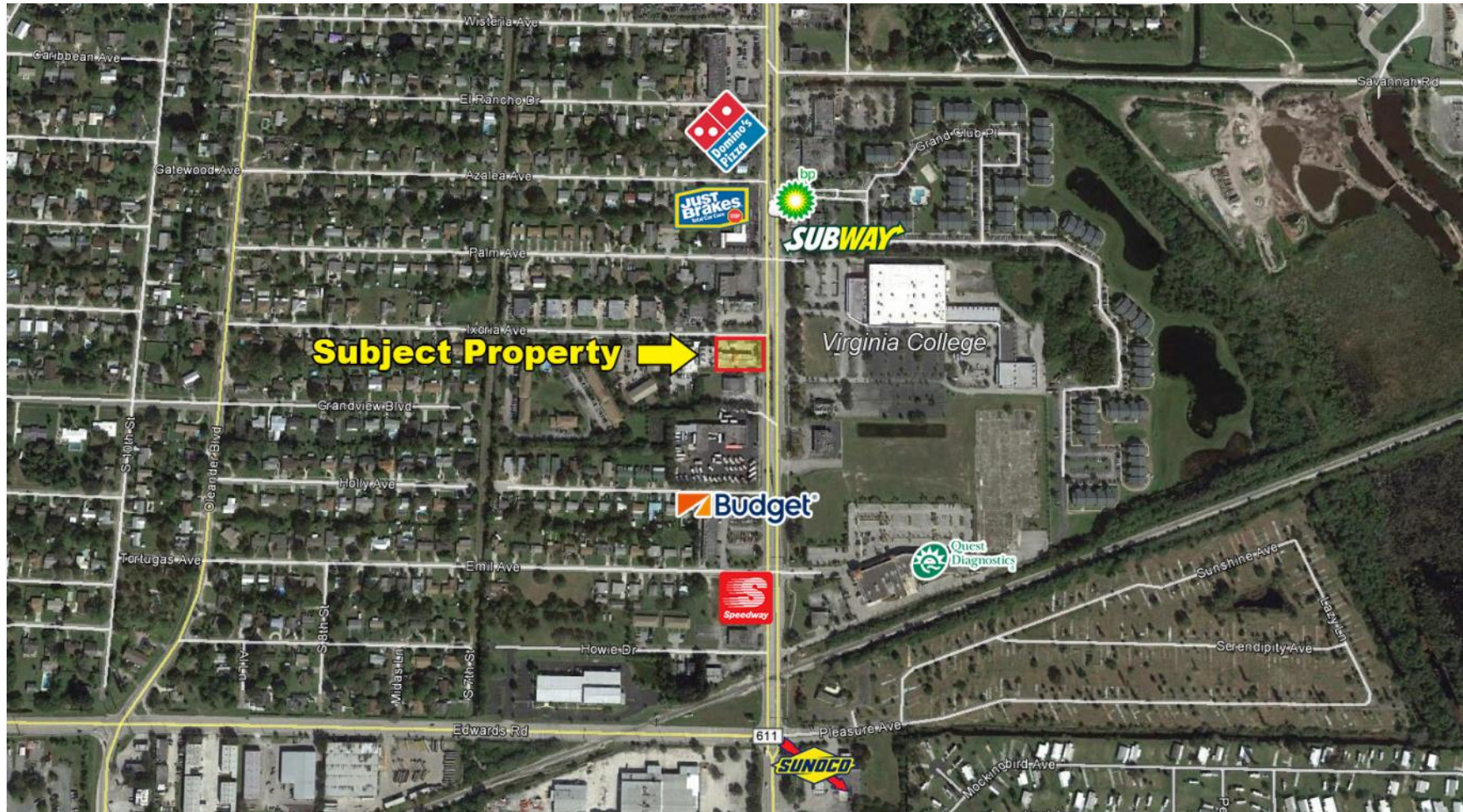
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