

EXCLUSIVELY MARKETING BY

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC



## CAR WASH & DETAILING BUSINESS

13020 US HIGHWAY 1 SEBASTIAN, FL 32958

3,854 SF | 0.79 AC | NOI \$363,605.63





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# CAR WASH & DETAILING BUSINESS

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PRESENTED BY:

**Jeremiah Baron | Owner/Broker**

P: 772-528-0506

E: [jbaron@commercialrealestatellc.com](mailto:jbaron@commercialrealestatellc.com)

FL License No. BK3020087

**Matt Mondo | Sales Associate**

P: 772-236-7780

E: [mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

FL License No. SL3445909

**Jeremiah Baron  
& CO.**

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# PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present an exceptional opportunity to own a fully operational car wash and detailing business located on the busy roadway of US Highway 1 in Sebastian, FL.

The well maintained property consists of six covered stalls; 2 automatic and 4 self service bays, as well as six vacuum stations, and an office.

Recent site updates include: new pay station, dryer blowers, chemical injection system, a front grand arch, several new chemical arches, and a rise curtain; all totaling to about \$100k in capital improvements.

The business nets \$363,605.63 annually due to its conveniently prime location.

The immediate trade area also features a variety of well known National brands such as Walmart, PNC Bank, Enterprise Rent-A-Car, Taco Bell, The Home Depot, Publix, and many others.

The City of Sebastian was first incorporated as the Town of Sebastian in 1924. Current population is approximately 22,000. The City has seen rapid growth in the past several years and it is anticipated to continue.

The City of Sebastian boasts beautiful parks, public and private elementary schools, middle schools, and a high school just outside of its limits, an unobstructed view of the intra-coastal waterway in the Indian River Lagoon along its dazzling riverfront district, close proximity to Atlantic beaches, a year round average temperature of 73.4 degrees, a police department, shops and restaurants, many churches, several City festivals each year, monthly arts and crafts shows, concerts in the park, a municipal golf course and airport, and a central location with easy access to I-95 and the Florida Turnpike.



# PROPERTY DETAILS

## OFFERING

PRICE	\$2,000,000
NOI	\$363,605.63 Annually
CAP RATE	18.18%

## 1320 US HIGHWAY 1, SEBASTIAN FL 32958

BUILDING SIZE	3,854 SF
ACREAGE	0.79 AC
FRONTAGE	159.6'
TRAFFIC COUNT	24,500 ADT
YEAR BUILT	1998
CONSTRUCTION TYPE	Masonry/Concrete
PARKING SPACES	Ample
ZONING	CR
LAND USE	Commercial High Density
PARCEL ID	30-38-21-00001-0000-00023.0

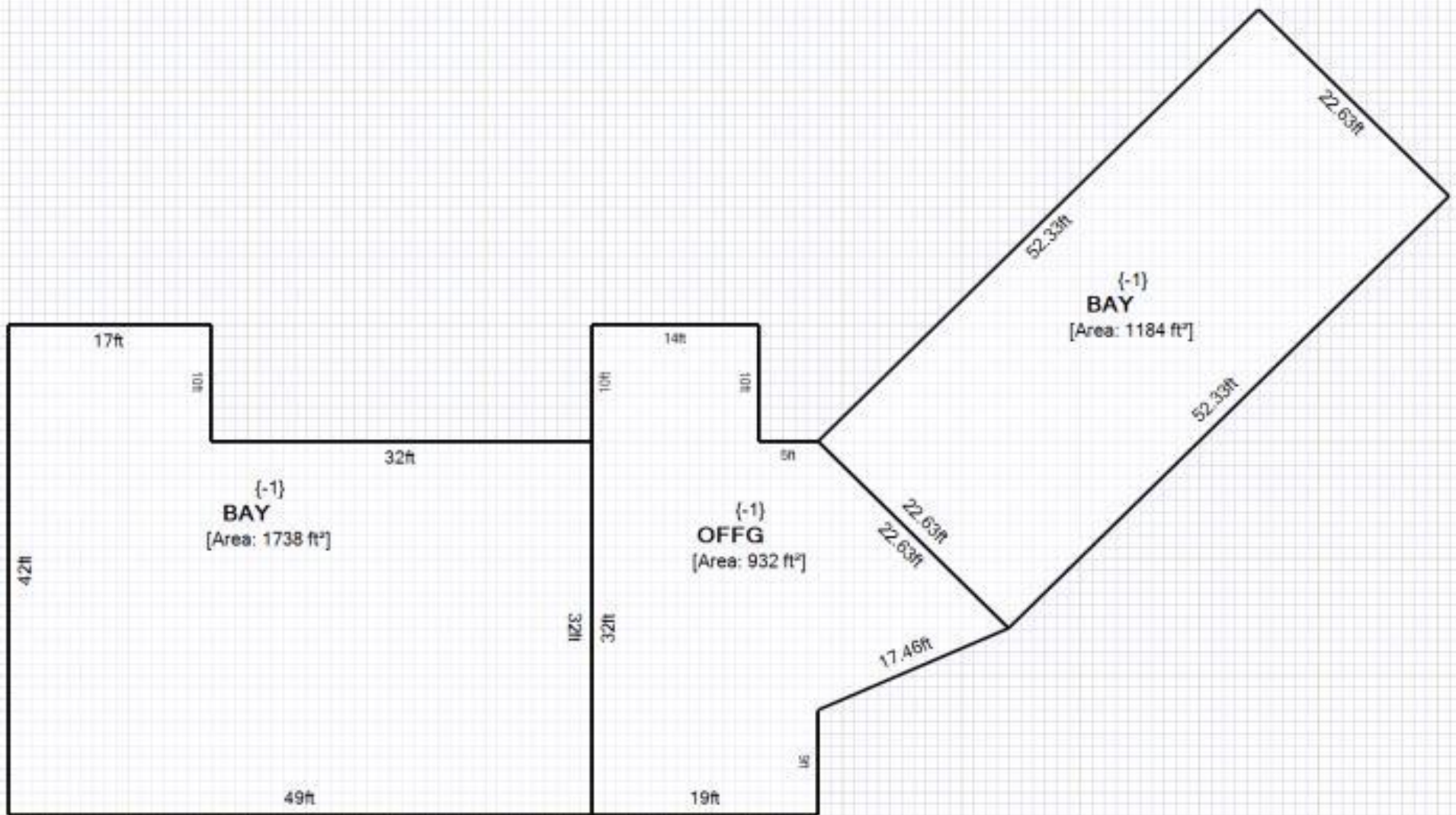


# PROPERTY OVERVIEW



 ACCESS	US Highway 1
 TRAFFIC COUNTS	24,500 ADT
 IMPROVEMENTS	3,854 SF
 PARKING	Ample
 YEAR BUILT	1998
 PARCEL	30-38-21-00001-0000-00023.0
 ZONING	CR

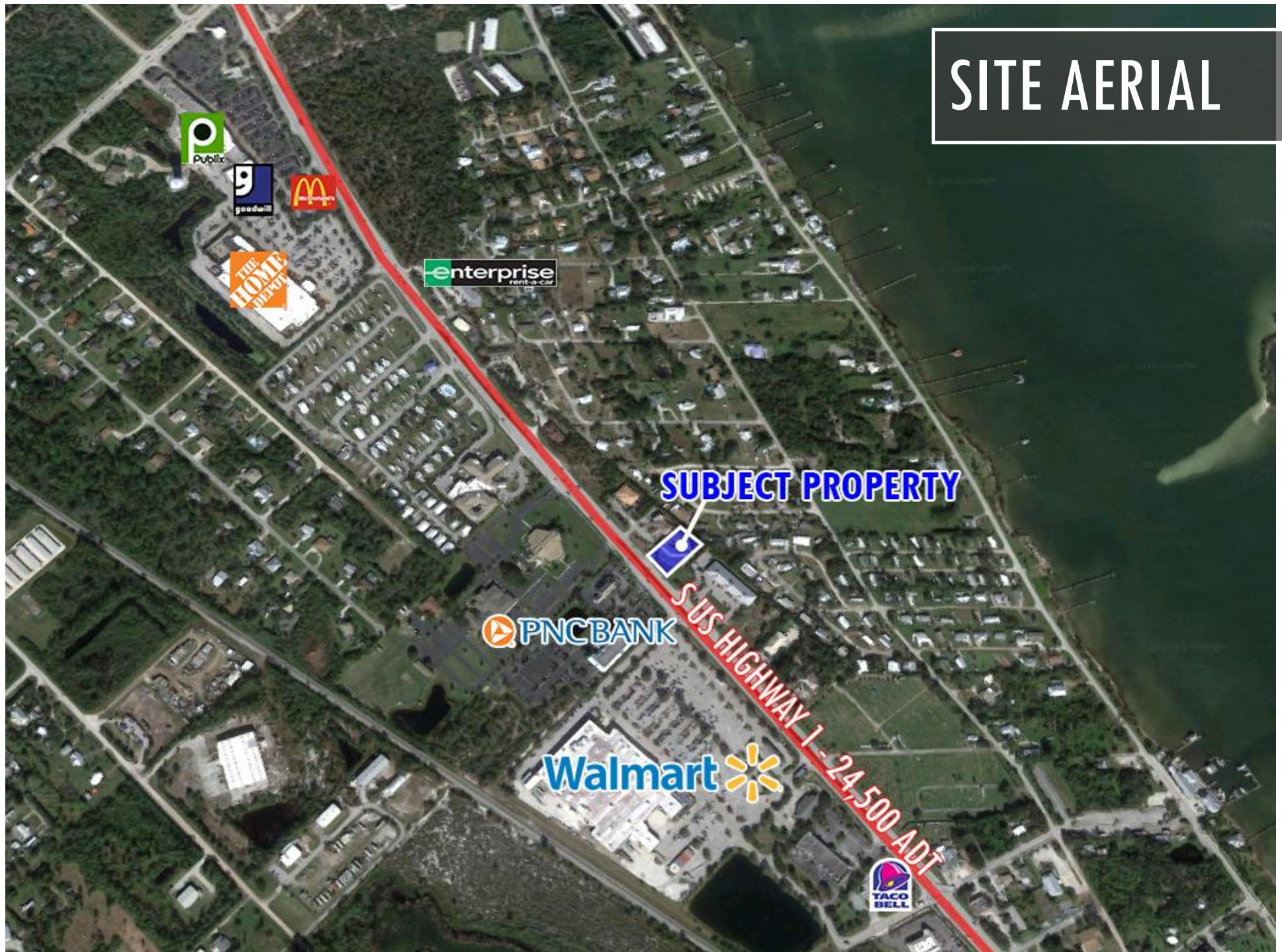




# FLOOR PLAN



# SITE AERIAL





# ZONING INFORMATION

## **Sec. 54-2-5.4. - Commercial Riverfront (CR).**

(a) Intent: The purpose and intent of the CR District is to provide a management framework for implementing comprehensive plan objectives and policies for the riverfront mixed use designation illustrated on the future land use map. All development in the Commercial Riverfront District shall comply with the comprehensive plan, performance criteria in chapter III, as well as other applicable land development regulations. The CR District is intended to preserve the existing character of the riverfront area. The existing assets, including historical structures, shall be protected, preserved and enhanced. The zoning district is intended to provide for a mixture of uses and a variety of opportunities for recreational and commercial uses while protecting the environment.

(b) Permitted uses:

Cultural or civic facilities

Clubs and lodges, public and private

Medical services

Gasoline sales, retail

Wet or dry storage of boats

Trade and skilled services

Marine power sales and service

Hotels and motels

Bait and tackle shops

Accessory uses to permitted uses

Educational institutions, marine related

Administrative services, public and private

Business and professional offices, excluding drive-through facilities

Commercial retail ≤ 10,000 sq. ft.

Pharmacies

Medical marijuana dispensaries

Restaurants, excluding drive-through facilities

Bars and lounges

Home occupations

Marinas

Marine fuel sales

Boat sales and rentals

Fish markets and packing facilities

Yacht clubs

All uses permitted in the RM-8 Zoning District

# AREA DEMOGRAPHICS

RADIUS		1 MILE	3 MILE	5 MILE
2018 Estimated Population		1,306	11,689	36,314
2023 Projected Population		1,430	12,852	39,829
2010 Census Population		1,189	10,122	31,640
2018 Estimated Households		654	5,517	16,933
2023 Projected Households		711	6,024	18,445
2010 Census Households		595	4,832	14,899
2018 Estimated White		1,241	11,104	33,862
2018 Estimated Black or African American		14	276	1,384
2018 Estimated Asian or Pacific Islander		14	94	404
2018 Estimated American Indian or Native Alaskan		10	61	133
2018 Estimated Other Races		27	155	531
2018 Estimated Average Household Income		\$71,391	\$53,684	\$64,051
2018 Estimated Median Household Income		\$50,278	\$43,623	\$45,022
Median Age		59.50	57.20	58.00
Average Age		53.40	51.20	51.90