

# CAR WASH BUSINESS & REAL ESTATE PORTFOLIO

PALM BAY, SEBASTIAN &  
TITUSVILLE, FLORIDA

1,999 SF | 2,911 SF | 3,854 SF

EXCLUSIVELY MARKETING BY

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC







# CAR WASH BUSINESS & REAL ESTATE PORTFOLIO

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# PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present an exceptional opportunity to own three fully operational car wash businesses located in Titusville, Sebastian, and Palm Bay, Florida.

Each car wash property consists of a mixture of automated and self service stalls with steady cash flow and minimal inventory requirements.

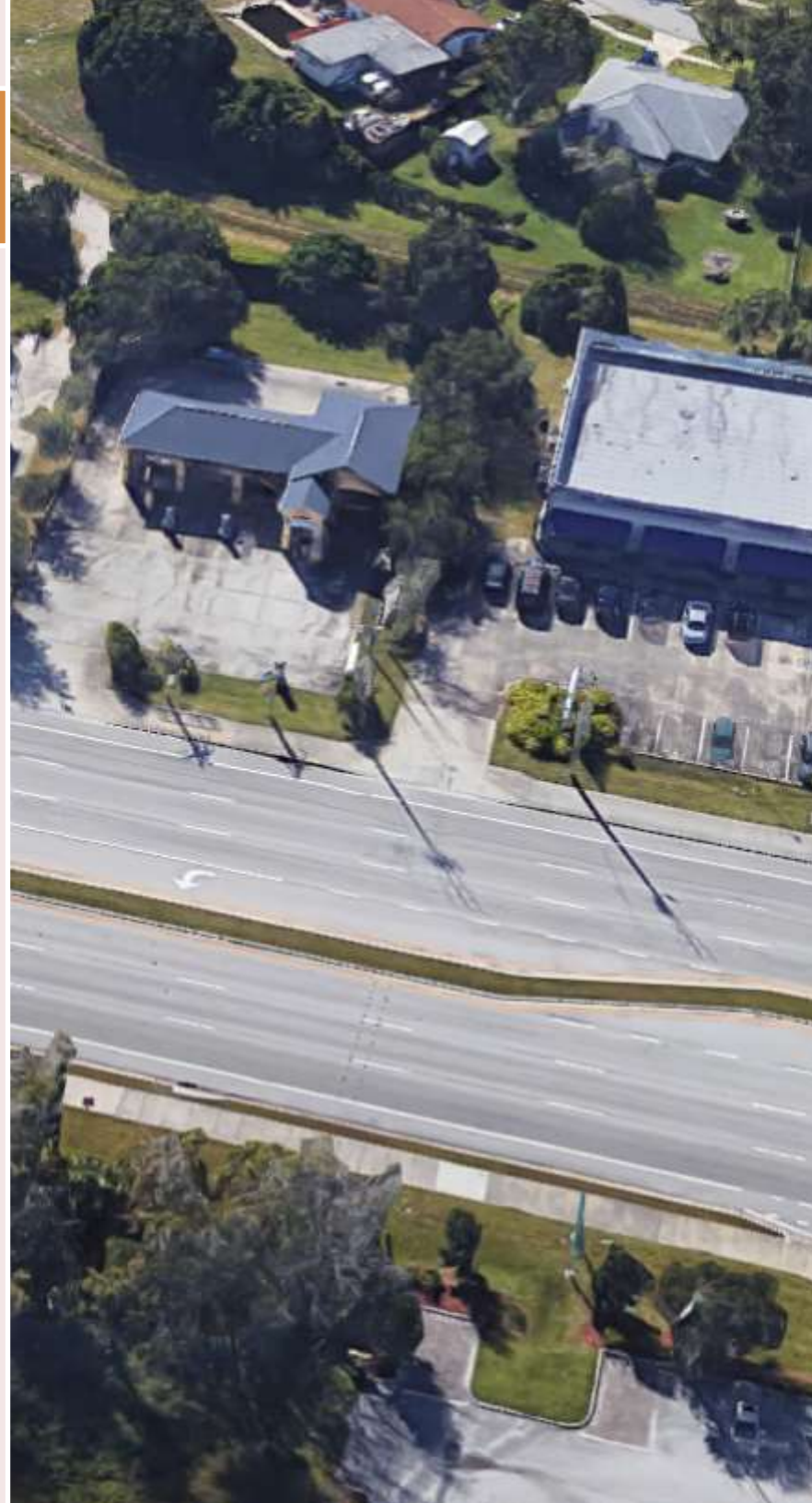
The combined car wash businesses net an estimated \$513,584.28 annually.

The Titusville Car Wash location features four self serve bays, a drive-thru automatic, and 6 vacuum stations. The business nets an average of \$97,290.65 annually due to its prime location, surrounded by national retail tenants.

The Palm Bay Car Wash location features a total of 1 friction tunnel and 3 self serve bays. The business nets an average of \$52,688.00 annually due to its prime location on the newly widened six lane road and new surrounding national tenant retail businesses.

The Sebastian Car Wash location consists of six covered stalls; 1 friction tunnel, 1 touchless, and 3 self-serve bays, as well as six vacuum stations, and an office. The business nets \$363,605.63 annually due to its conveniently prime location.

All properties are centrally located to an populated retail trade area as well as dense residential communities.





# PROPERTY DETAILS

## OFFERING

PORTFOLIO PRICE	\$4,045,000
COMBINED NOI	\$513,584.28

## PROPERTY SPECIFICATIONS

4670 S STREET, TITUSVILLE FL, 32780

PRICE	\$995,000
NOI	\$97,290.65 Annually
BUILDING SIZE	2,911 SF
ACREAGE	0.62
FRONTAGE	<b>176.87'</b>
TRAFFIC COUNT	17,600 ADT
YEAR BUILT	2005
CONSTRUCTION TYPE	Masonry/Concrete
PARKING SPACES	Ample
ZONING	CC
LAND USE	Commercial High Density
PARCEL ID	22-35-30-AV-* -31.04



# PROPERTY DETAILS

## PROPERTY SPECIFICATIONS

1350 PALM BAY RD NE, PALM BAY FL, 32905

PRICE	\$800,000
NOI	\$52,688.00 Annually
BUILDING SIZE	1,999 SF
ACREAGE	0.41 AC
FRONTAGE	<b>100.09'</b>
TRAFFIC COUNT	51,500 ADT
YEAR BUILT	2001
CONSTRUCTION TYPE	Masonry/Concrete
PARKING SPACES	6
ZONING	CC
LAND USE	Commercial High Density
PARCEL ID	28-37-21-50-1692-9



# PROPERTY DETAILS

## PROPERTY SPECIFICATIONS

13020 US HIGHWAY 1, SEBASTIAN FL 32958

PRICE	\$2,250,000
NOI	\$363,605.63 Annually
BUILDING SIZE	3,854 SF
ACREAGE	0.79 AC
FRONTAGE	<b>159.6'</b>
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



# SITE IMPROVEMENTS

## **Palm Bay Improvements:**

### **Completed:**

- Converted self-serve automatic car wash bay to a full tunnel conveyor system
- Added central vacuums to self serve bays
- New foam arch
- Approximately \$250K in capital improvements

### **In Progress:**

- Purchased a brand new App from one of the top Express Wash Club companies in the industry. This App allows a monthly wash club membership, with recurring monthly billing for unlimited monthly washes. Bluetooth operation makes customer use easy and user/employee fraud a non factor
- Addition of high-power LED bay and exterior lights plus 2 or 3 pay vacuums
- 20-ft. canopy extension for tunnel

## **Titusville Improvements:**

### **Completed:**

- New vacuums, one with air station
- Free vacuum with automatic wash program
- New LED lighting in all bays and vacuum area
- Landscape improvements along main road
- New sign for automatic wash tunnel
- Approximately \$20K in capital improvements

## **Sebastian Improvements:**

### **Completed:**

- New pay station
- New dryer blowers
- New chemical injection system
- New front grand arch
- Several new chemical arches
- New rise curtain
- Approximately \$100K in capital improvements





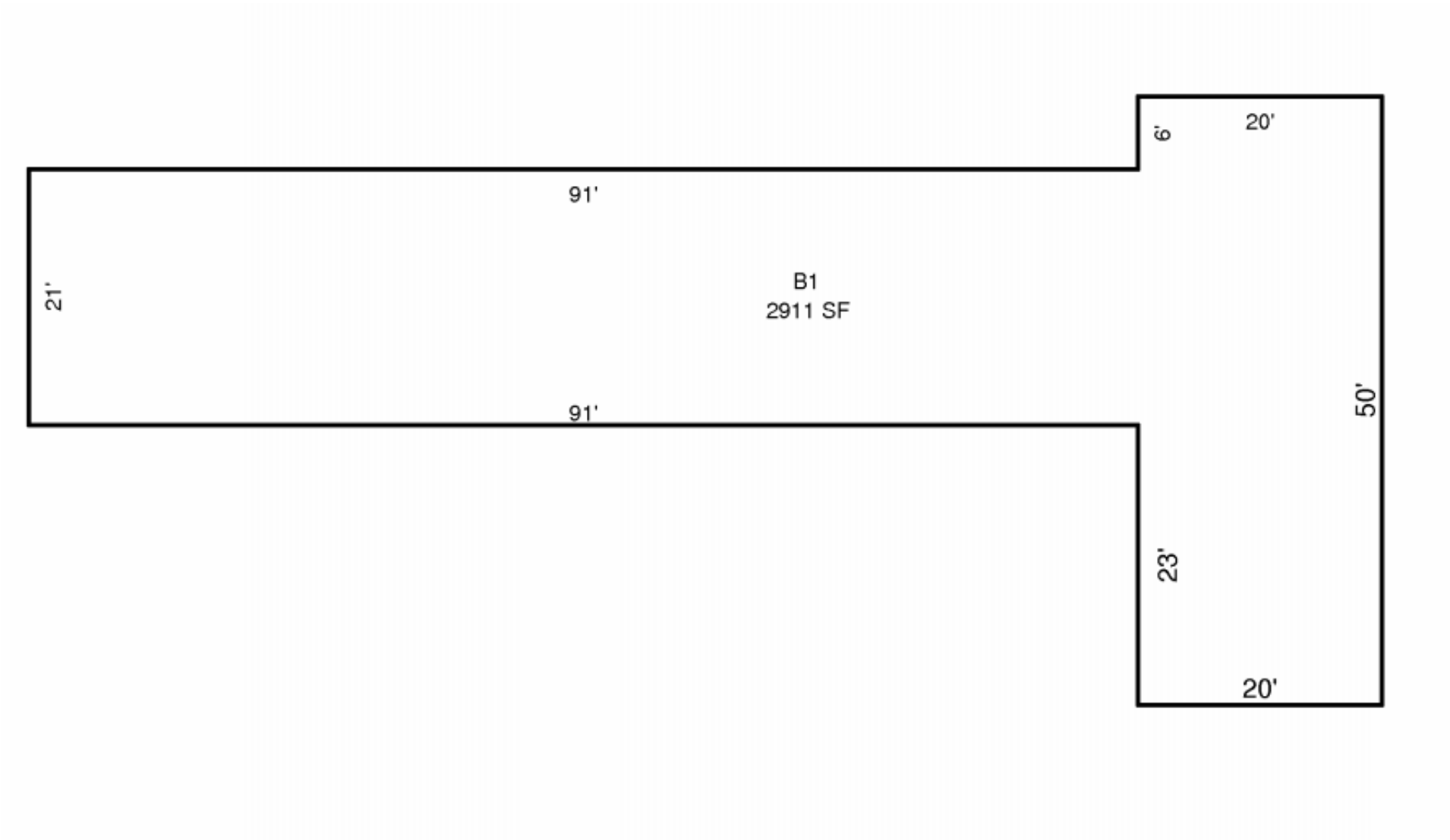
Sebastian



Titusville



Palm Bay



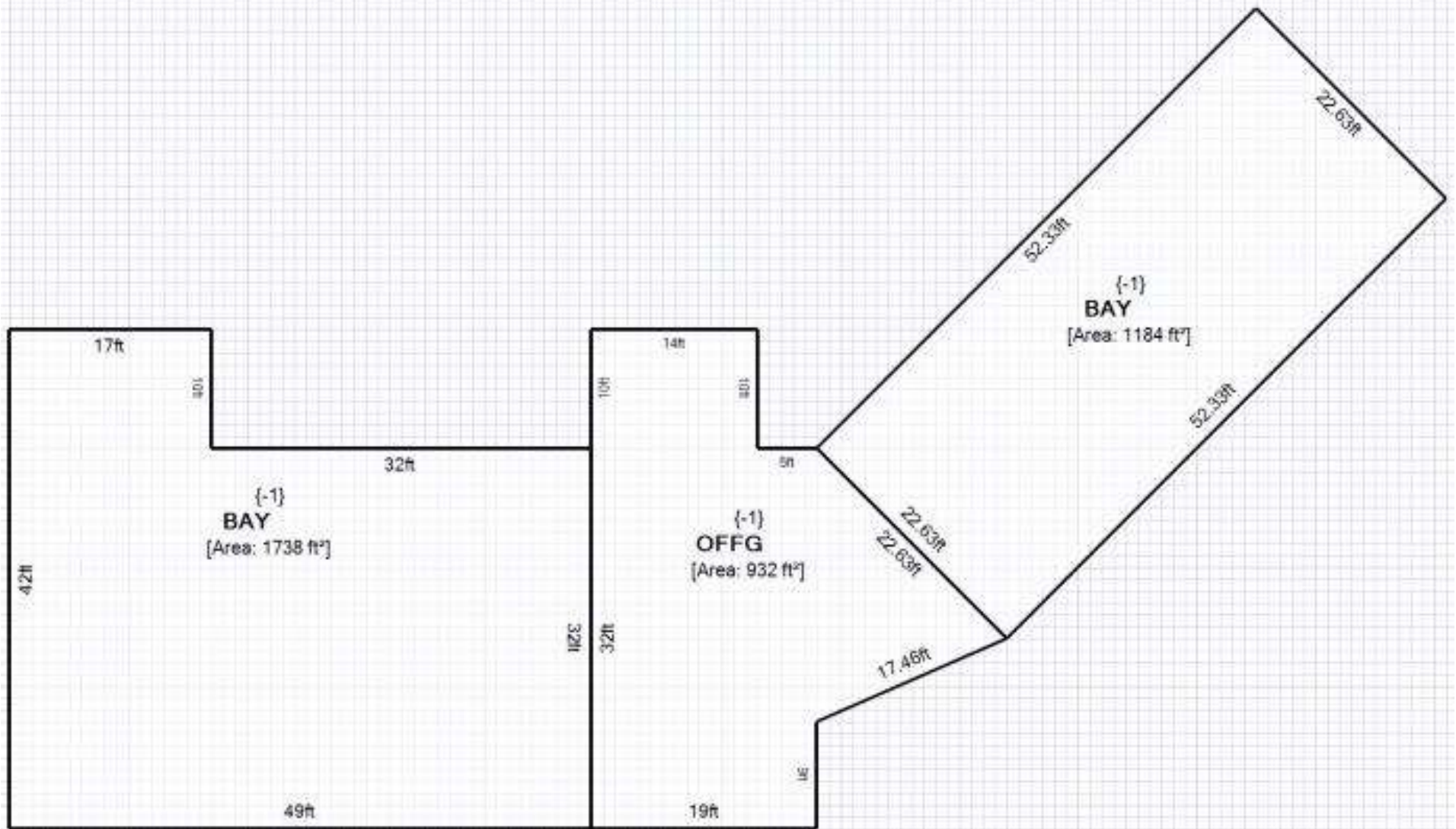
FLOOR PLAN





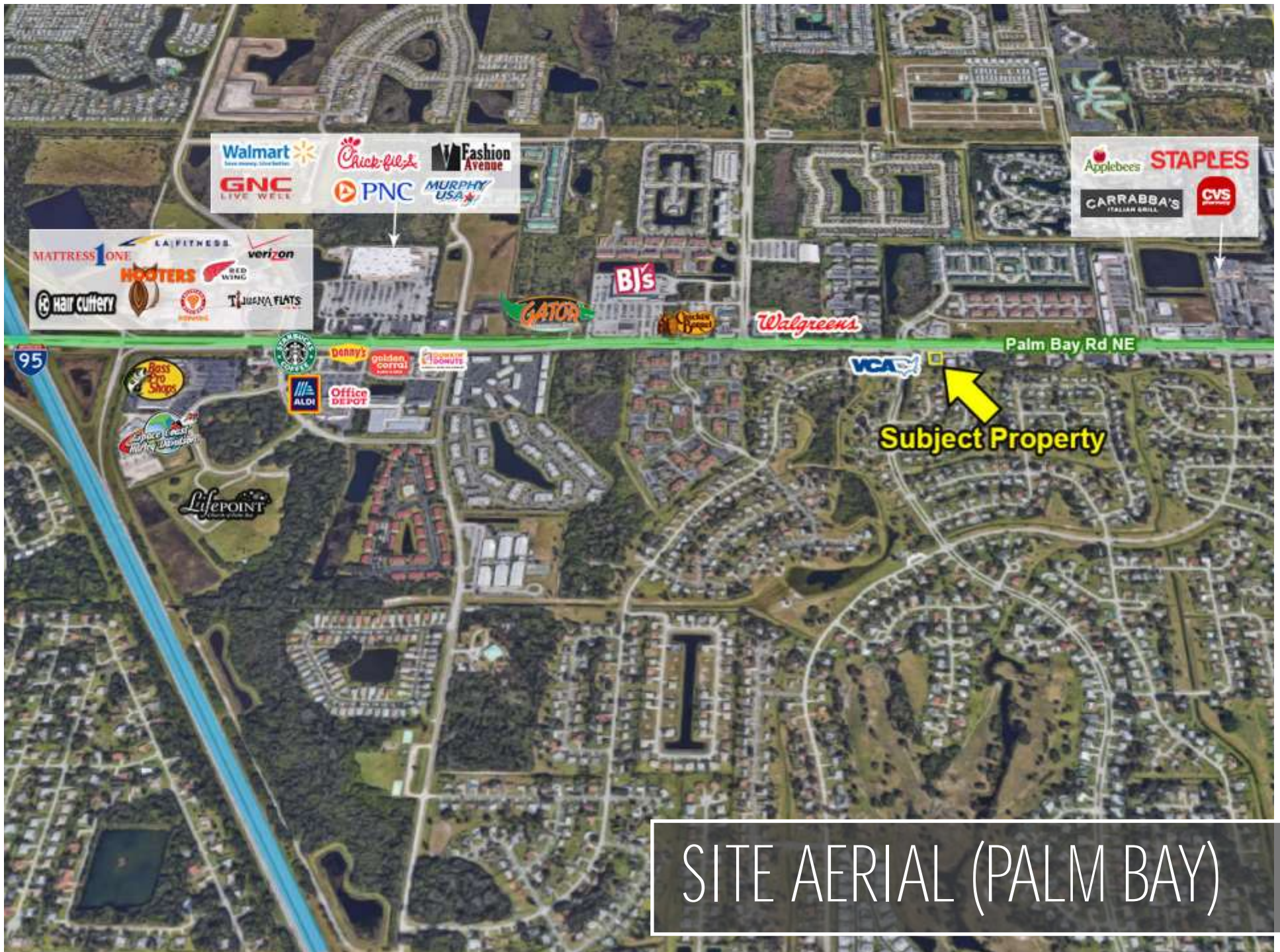
# FLOOR PLAN

13020 US Highway 1, Sebastian FL 32958



FLOOR PLAN

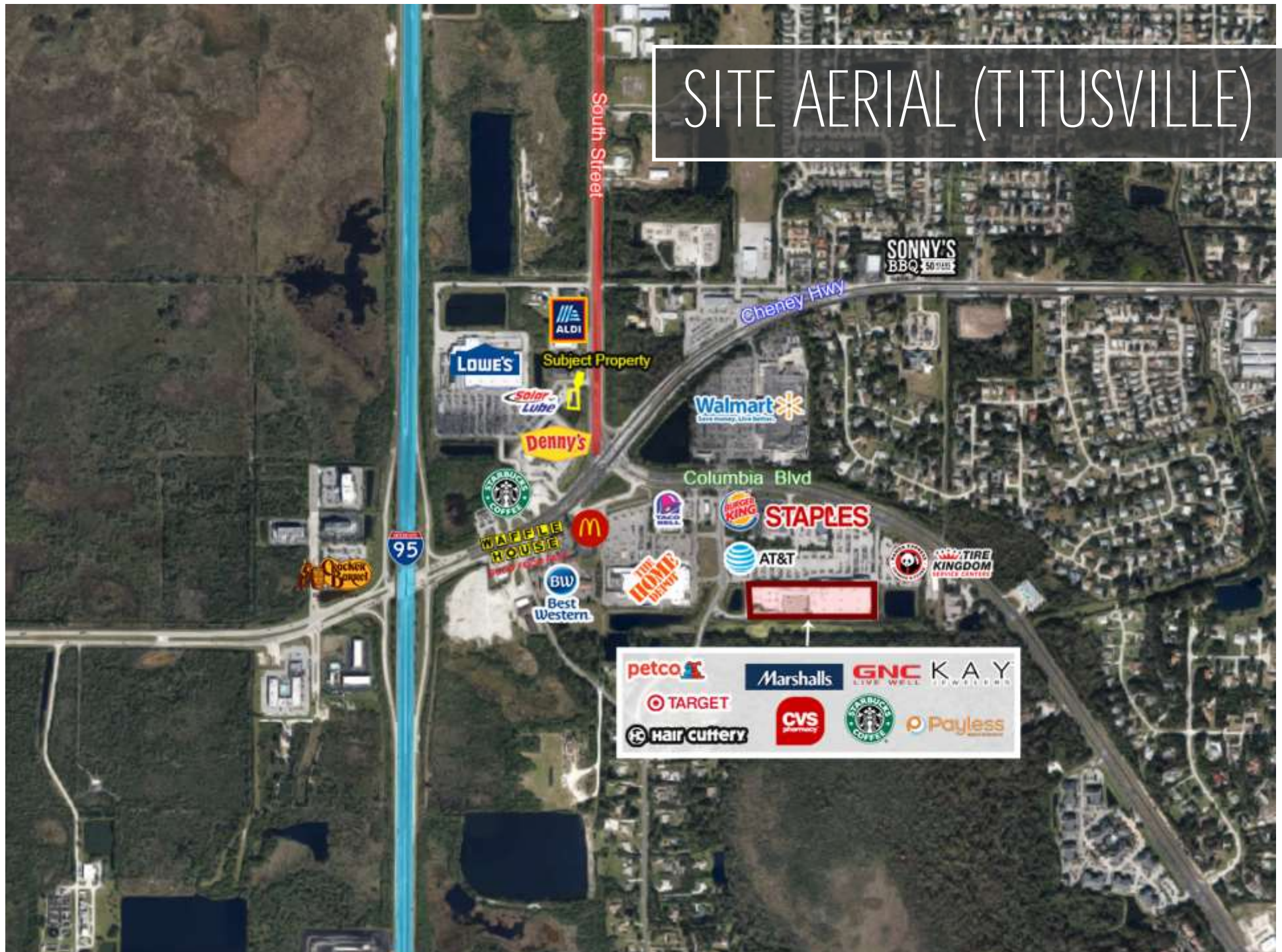




SITE AERIAL (PALM BAY)



# SITE AERIAL (TITUSVILLE)





# SITE AERIAL (SEBASTIAN)



# AREA DEMOGRAPHICS (PALM BAY)

RADIUS		1 MILE	3 MILE	5 MILE
2018 Estimated Population		10,976	72,903	135,922
2023 Projected Population		12,018	78,597	146,540
2010 Census Population		8,950	66,260	123,543
2018 Estimated Households		5,359	31,343	56,762
2023 Projected Households		5,853	33,778	61,148
2010 Census Households		4,384	28,124	51,204
2018 Estimated White		8,417	55,754	106,054
2018 Estimated Black or African American		1,685	11,700	20,682
2018 Estimated Asian or Pacific Islander		449	2,841	4,218
2018 Estimated American Indian or Native Alaskan		46	277	632
2018 Estimated Other Races		379	2,330	4,337
2018 Estimated Average Household Income		\$48,308	\$57,528	\$58,550
2018 Estimated Median Household Income		\$36,818	\$42,288	\$43,107
Median Age		42.30	43.90	43.70
Average Age		43.20	43.10	42.60



# AREA DEMOGRAPHICS (TITUSTVILLE)

RADIUS		1 MILE	3 MILE	5 MILE
2018 Estimated Population		2,975	29,226	48,528
2023 Projected Population		3,168	31,406	52,266
2010 Census Population		2,915	27,120	44,388
2018 Estimated Households		1,202	12,922	21,315
2023 Projected Households		1,278	13,865	22,923
2010 Census Households		1,180	11,972	19,453
2018 Estimated White		2,707	25,616	39,651
2018 Estimated Black or African American		108	2,267	6,532
2018 Estimated Asian or Pacific Islander		83	689	878
2018 Estimated American Indian or Native Alaskan		18	141	264
2018 Estimated Other Races		60	632	1,204
2018 Estimated Average Household Income		\$83,619	\$70,778	\$64,720
2018 Estimated Median Household Income		\$64,044	\$50,995	\$43,917
Median Age		50.30	49.40	47.80
Average Age		45.60	45.80	44.80

# AREA DEMOGRAPHICS (SEBASTIAN)

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