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Commercial Real Estate, LLC

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CAR WASH & DETAILING BUSINESS

4670 S STREET, TITUSVILLE FL 32780

2,911 SF | \$97,290.65 NOI | 10.87% CAP



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CAR WASH & DETAILING BUSINESS

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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 near the busy intersection of South Street and Cheney Highway in Titusville, Florida.

The well maintained property consists of four covered detailing stalls, a drive-thru car wash, and vacuum stations. Recent updates to the property include: new vacuums (one with air station), free vacuum with wash program, new LED lighting in all bays, landscape improvements along the main road, repainted steel structure, new sign for auto wash tunnel; all totaling to approximately \$20K in capital improvements.

The business nets an average of \$97,290.65 annually due to its conveniently prime location. Neighboring tenants include an oil change service business in addition to high profile National tenants such as ALDI Supermarket, Lowe's Home Improvement, Ramada Inn, and Denny's. There is also new development taking place across the street that will include National brands such as Cumberland Farms, Discount Tire, and an Aspen Dental.

The immediate trade area also features a variety of well known brands such as Starbucks, The Home Depot, McDonald's, Walmart, Target, and many others.

Titusville is a perfect, down-to-earth launching pad for tours of the Kennedy Space Center Visitor Complex, Merritt Island National Wildlife Refuge and Canaveral National Seashore. With its close proximity to the populated city of Orlando to the East side, and booming space programs; Titusville is growing and becoming more popular for middle class homeowners and small businesses.



3 WAYS TO OPERATE

Car Wash has three versatile management potential:

1) **Self-Service Automatic** - This is the current operation that offers minimum labor overhead, 24-hour operation, and automatic options for vehicles that will not fit in an express tunnel wash operation (dually trucks, etc...)

2) **Full Service Wash with Detailing** - With this approach you can hire a team of employees to handle vehicle washes and leverage full service detailing packages for interior cleaning service, exterior wax and polishes, etc...

3) **Self-Service with Conveyor System** - Current infrastructure can be upgraded to a tunnel express business model to handle a higher volume of cars, where an on-site attendant would work daily to oversee the express tunnel and general maintenance.



PROPERTY DETAILS

OFFERING

PRICE	\$895,000
NOI	\$97,290.65
CAP RATE	10.87%

PROPERTY SPECIFICATIONS

BUILDING SIZE	2,911 SF
ACREAGE	0.62
FRONTAGE	176.87'
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

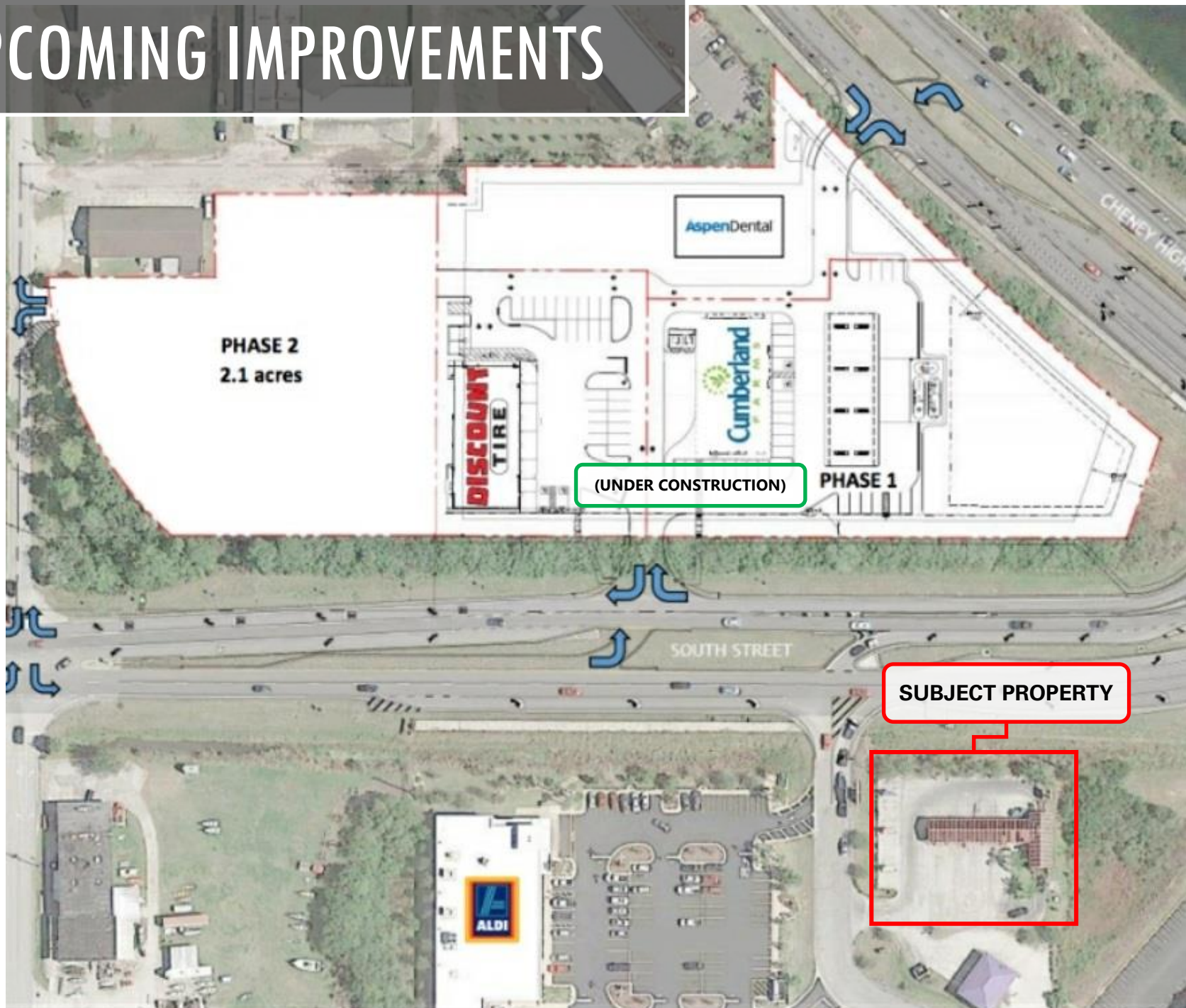


PROPERTY OVERVIEW



 ACCESS	Serpentine Drive South Street
 TRAFFIC COUNTS	17,600 ADT
 IMPROVEMENTS	2,911 SF
 PARKING	Ample
 YEAR BUILT	2005
 PARCEL	22-35-30-AV-*-31.04
 ZONING	CC

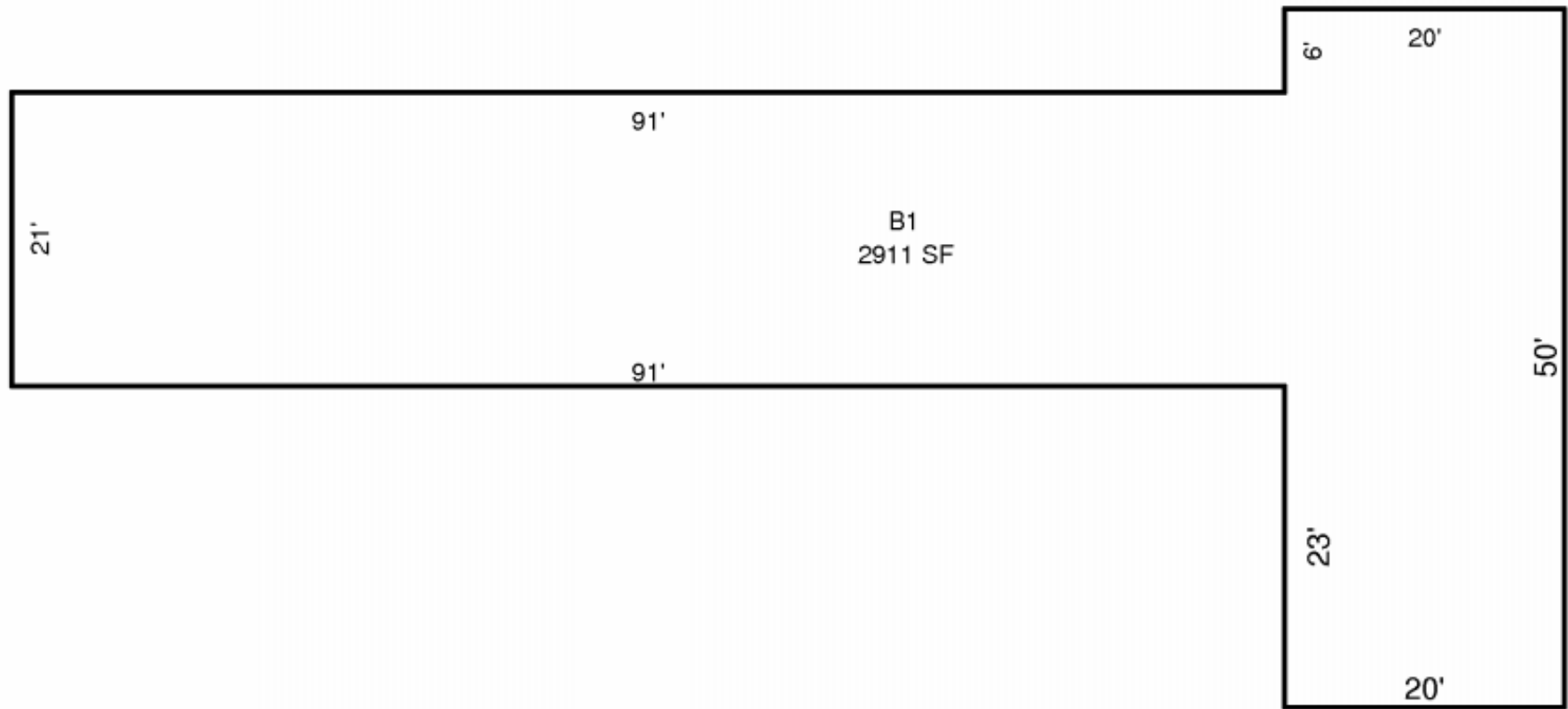
UPCOMING IMPROVEMENTS





SITE PHOTOS





FLOOR SKETCH

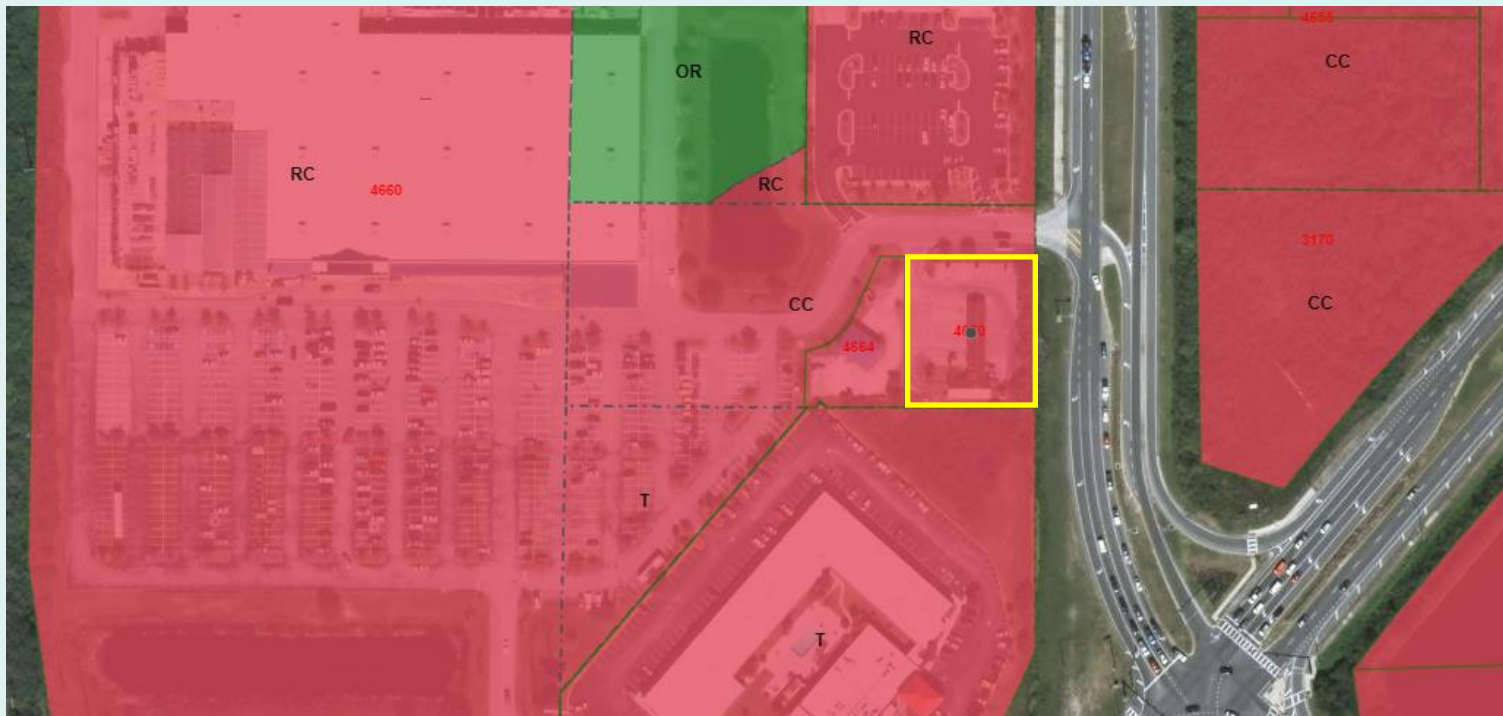
TRADE AREA MAP



ZONING INFORMATION

Community Commercial (CC)

The Community Commercial (CC) district is established for general commercial activity. This district is designed to provide for a wide range of permitted uses and conditional uses that offer goods and services of both a convenience and desirable nature to shoppers. This district will serve a group of neighborhoods and larger trade areas. Development within this district requires larger land areas and is primarily located along arterial thoroughfares and major street intersections. It is not the intent of this district that it shall be used to encourage the extension of strip commercial areas and the development of intersections is preferable to linear development.



AREA DEMOGRAPHICS

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