



TURNKEY CAR WASH BUSINESS

3,854 SF | 0.79 AC | \$2,735,000

13020 US HIGHWAY 1, SEBASTIAN FL 32958

Jeremiah Baron
& CO.

Commercial Real Estate, LLC



CAR WASH & DETAILING BUSINESS

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PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present an exceptional opportunity to own a turn-key car wash facility located on the busy roadway of US Highway 1 in Sebastian, Florida.

Recently rebranded and upgraded car wash consists of six covered stalls; 1 express tunnel, 1 automatic and 3 self service bays, as well as seven vacuum stations, and a control room.

Newest site updates include: remote interface kiosk pay station, Cryptopay updated credit card sliders on self-serve bays and Ryko 5 Brush Automatic (slated to be installed in June 2021), dryer blowers, chemical injection system, a front grand arch, several new chemical arches, and a rise curtain; all totaling to about \$235,000 in capital improvements.

Google Ads implementation assists in additional customer draw.

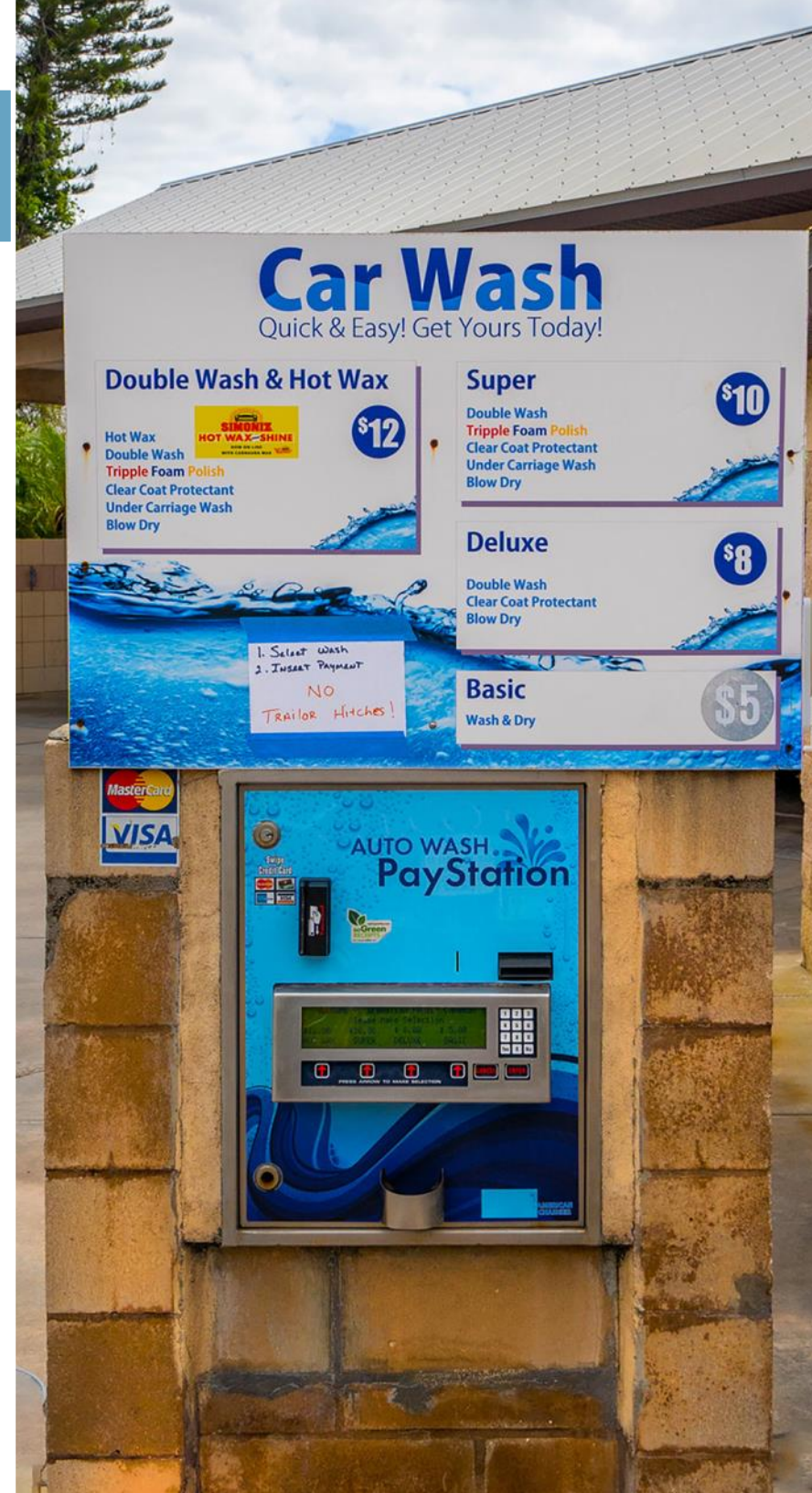
Additionally with all its kiosks the business is now 90% remote and allows owner accessibility to real time revenue analytics of coins, cash, and credit card transactions plus other features such as web portals for setting up promotions, memberships, etc.

Future improvements will include a digital LED menu and a canopy arc for the tunnel pay station.

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

Located directly across the street from Walmart, and in close proximity to other National brands such as 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 25,107 (2019) Traffic counts are upwards of 22,500 cars a day for the year 2020. The City has seen rapid growth in the past several years and it is anticipated to continue.

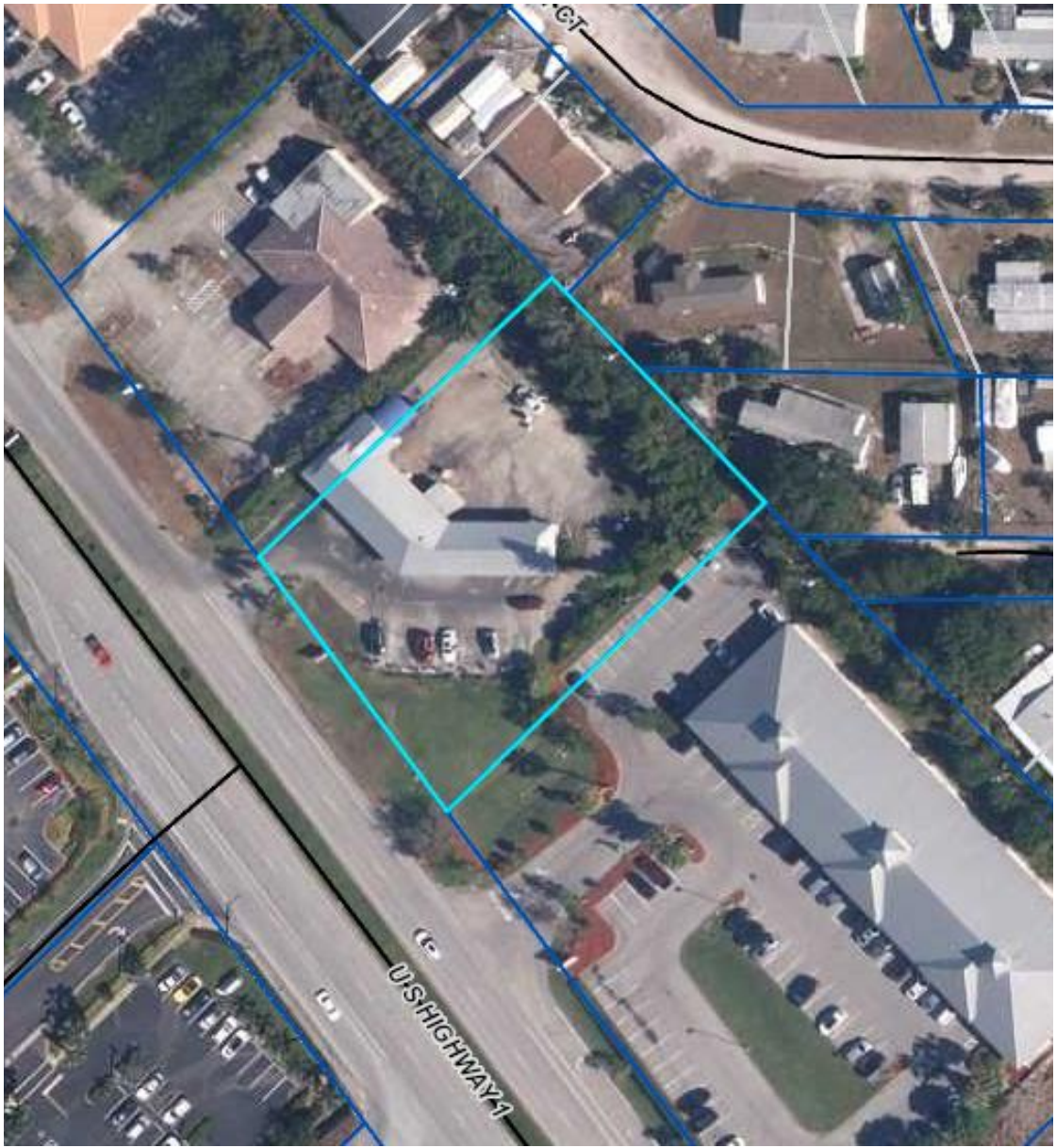


PROPERTY DETAILS

13020 US HIGHWAY 1, SEBASTIAN FL 32958	
PRICE	\$2,735,000
NOI	\$363,605.63 Annually
CAP RATE	13.29%
BUILDING SIZE	3,854 SF
BUILDING TYPE	Car Wash
ACREAGE	0.79 AC
FRONTAGE	159.6'
TRAFFIC COUNT	22,500 ADT
YEAR BUILT	1988
CONSTRUCTION TYPE	Masonry/Concrete
ZONING	CR
LAND USE	Commercial High Density
PARCEL ID	30-38-21-00001-0000-00023.0

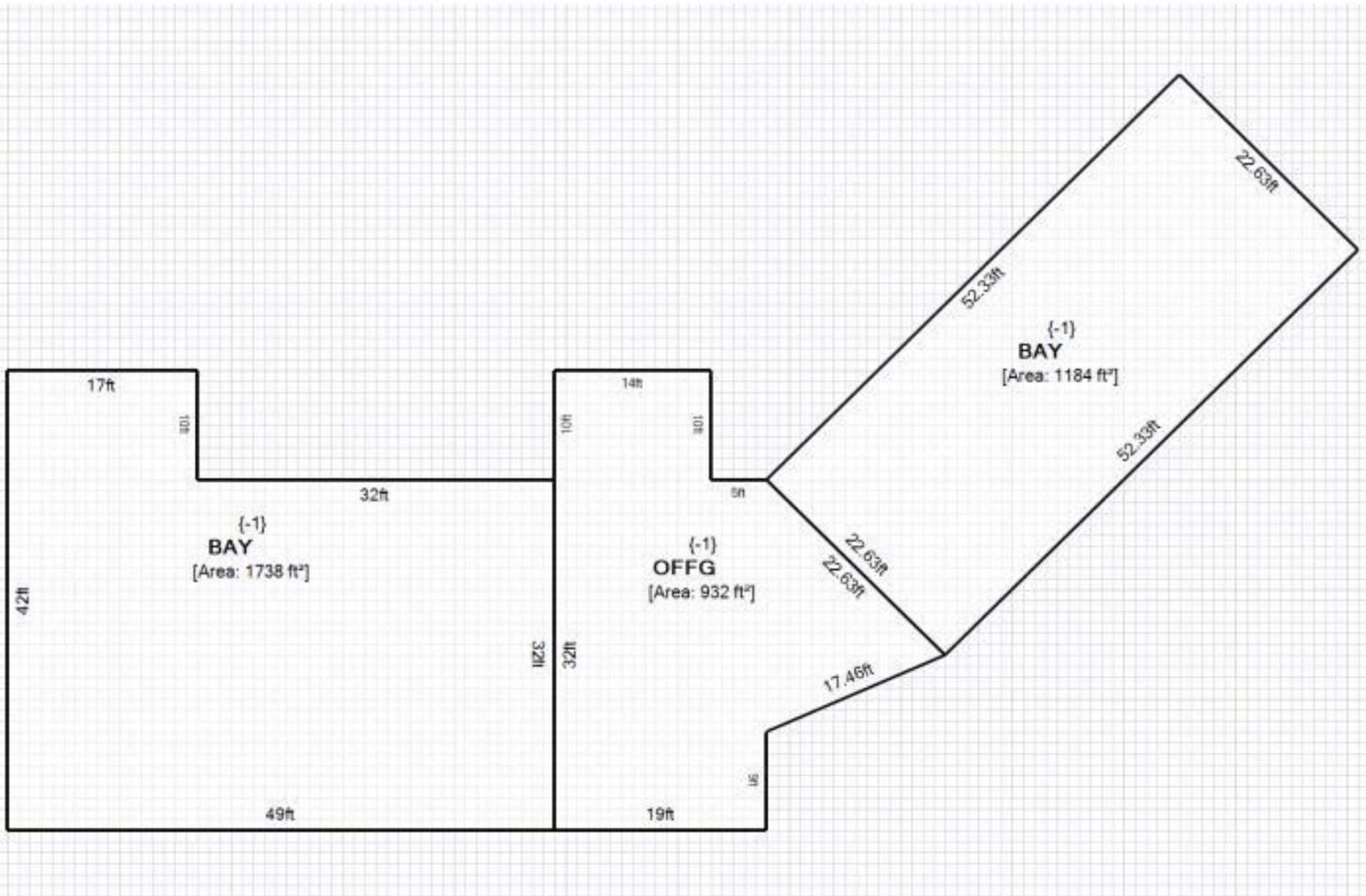


PROPERTY OVERVIEW



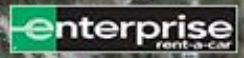
ACCESS	US Highway 1
TRAFFIC COUNTS	22,500 ADT
IMPROVEMENTS	3,854 SF
PARKING	Ample
YEAR BUILT	1998
PARCEL ID	30-38-21-00001-0000-00023.0
ZONING	CR

FLOOR SKETCH









SUBJECT PROPERTY



SUS HIGHWAY 1-22,500 ADT



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

DEMOGRAPHICS

RADIUS		1 MILE	3 MILE	5 MILE
2021 Estimated Population		1,367	12,287	37,672
2026 Projected Population		1,465	13,280	40,561
2010 Census Population		1,222	10,131	31,649
2021 Estimated Households		670	5,724	17,413
2026 Projected Households		712	6,136	18,601
2010 Census Households		611	4,830	14,930
2021 Estimated White		1,297	11,643	35,038
2021 Estimated Black or African American		15	310	1,494
2021 Estimated Hawaiian & Pacific Islander		1	3	14
2021 Estimated American Indian or Native Alaskan		10	58	123
2021 Estimated Other Races		29	167	565
2021 Estimated Average Household Income		\$69,813	\$61,802	\$64,652
2021 Estimated Median Household Income		\$46,750	\$50,357	\$51,736
Median Age		61.00	58.90	59.80
Average Age		54.70	52.40	53.10