



TURNKEY CAR WASH BUSINESS

0.79 AC | \$3,500,000 | 150' FRONTAGE

13020 US HIGHWAY 1, SEBASTIAN FL 32958

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE



EXPRESS & AUTOMATIC CAR WASH TURNKEY BUSINESS

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PROPERTY SUMMARY

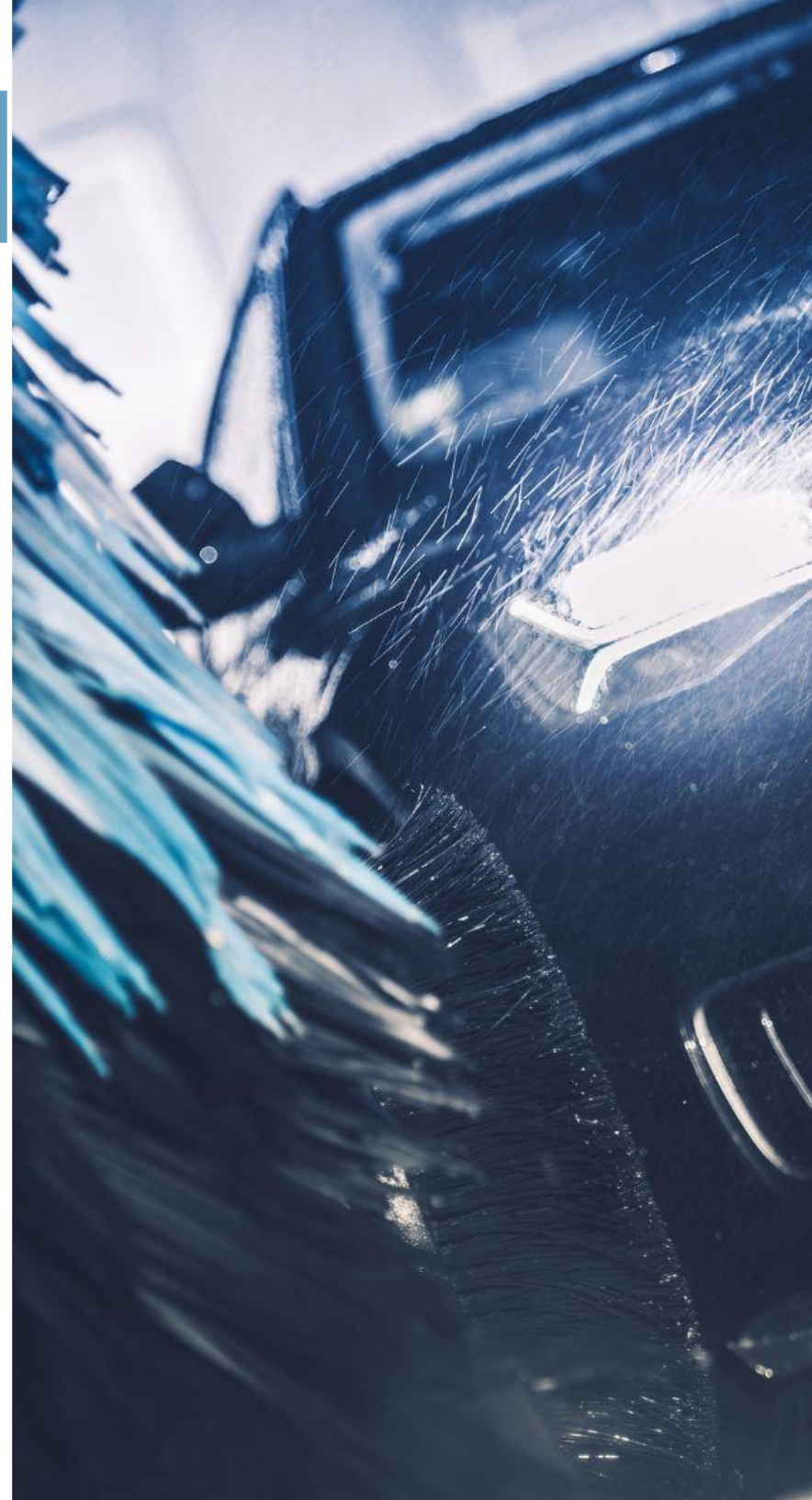
Jeremiah Baron & Co. is pleased to present an exceptional opportunity to own a turn-key car wash facility located on the busy roadway of US Highway 1 in Sebastian, Florida. Offering is for a full turnkey operation, including land, building, equipment, operating business, supplies and branding.

The recently rebranded and upgraded car wash includes a fully renovated express tunnel that is 65 feet long (with the potential to expand up to 70 feet). This tunnel also houses 100 feet of equipment, contributing to its enhanced efficiency. The tunnel comprises entirely new Sonnys wash equipment and includes a two-year-old Ryko 5 brush automatic, an expansion bay, a state-of-the-art central vacuum system with multiple stations, and a dedicated control room. With this new equipment in place, the tunnel can accommodate a 50% increase in wash traffic compared to the previous system. The total cost of these capital improvements amounts to approximately \$1,000,000. The tunnel is expected to resume full operation in August 2023.

Google Ads implementation assists in additional customer draw, along with monthly membership.

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.

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.



PROPERTY DETAILS

13020 US HIGHWAY 1, SEBASTIAN FL 32958

PRICE \$3,500,000

BUILDING TYPE Car Wash

BUILDING SIZE 3,808 SF

ACREAGE 0.79 AC

FRONTAGE 159.6'

TRAFFIC COUNT 22,500 ADT

ZONING CR

LAND USE Commercial High Density

PARCEL ID 30-38-21-00001-0000-00023.0

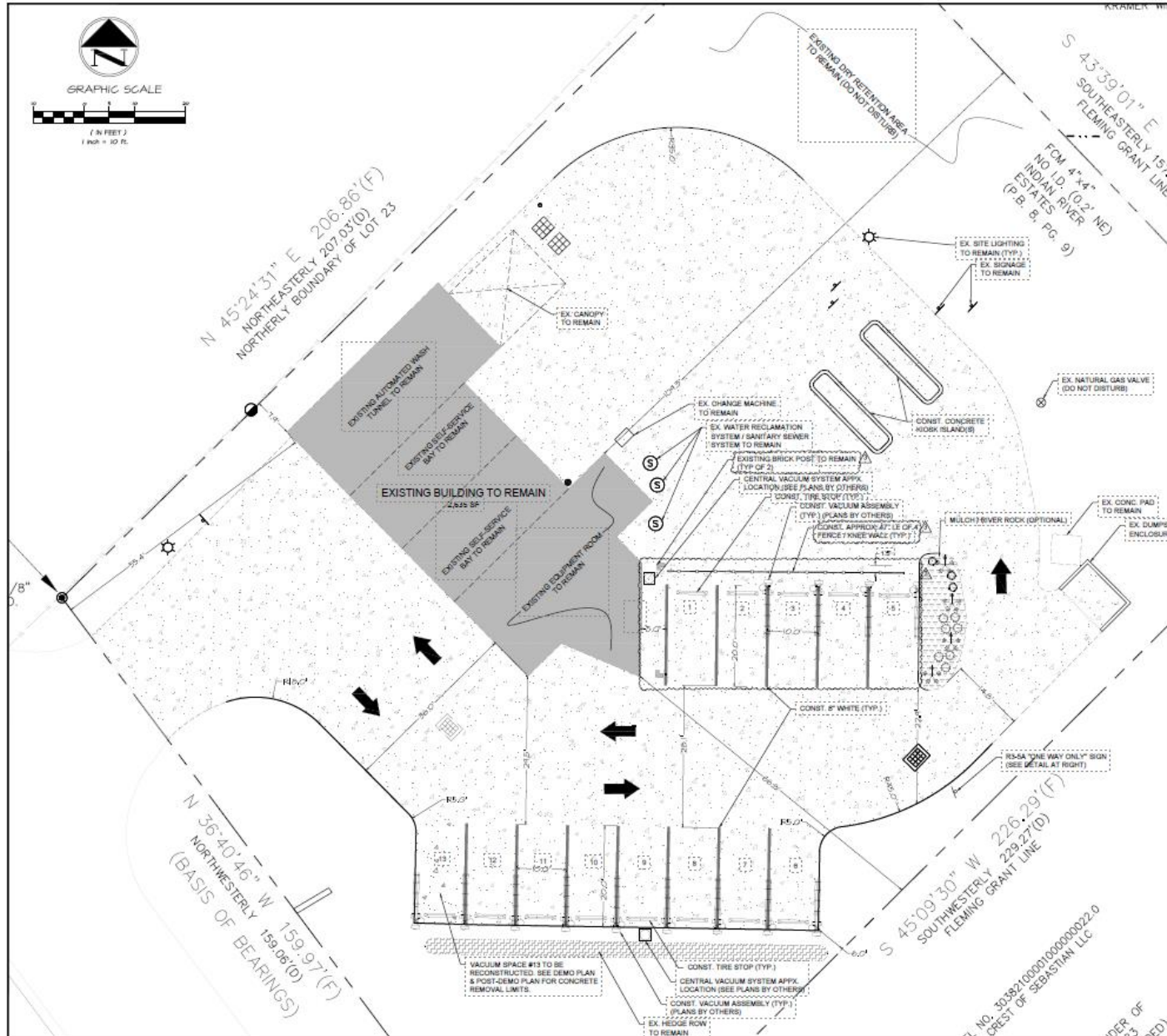


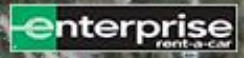
PROPERTY OVERVIEW



| | |
|------------------------|--|
| ACCESS | US Highway 1 |
| TRAFFIC COUNTS | 22,500 ADT |
| IMPROVEMENTS | New Sonnys Wash Equipment Ryko 5 brush Automatic New Central Vacuum System New Tunnel Equipment |
| PARKING | Ample |
| YEAR BUILT RENOVATED | 1998 2023 |
| PARCEL ID | 30-38-21-00001-0000-00023.0 |
| ZONING | CR |

SITE PLAN





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 $\leq 10,000$ 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 | 5MILE |
|--|--|----------|----------|----------|
| | | | | |
| 2023 Estimated Population | | 1,329 | 11,991 | 37,189 |
| 2028 Projected Population | | 1,370 | 12,434 | 38,556 |
| 2010 Census Population | | 1,170 | 10,165 | 31,570 |
| | | | | |
| 2023 Estimated Households | | 662 | 5,701 | 17,524 |
| 2028 Projected Households | | 682 | 5,906 | 18,156 |
| 2010 Census Households | | 585 | 4,847 | 14,888 |
| | | | | |
| 2023 Estimated White | | 1,285 | 11,357 | 34,573 |
| 2023 Estimated Black or African American | | 14 | 290 | 1,425 |
| 2023 Estimated Hawaiian & Pacific Islander | | 10 | 59 | 130 |
| 2023 Estimated American Indian or Native Alaskan | | 15 | 104 | 433 |
| 2023 Estimated Other Races | | 1 | 3 | 18 |
| | | | | |
| 2023 Estimated Average Household Income | | \$60,316 | \$62,995 | \$68,080 |
| 2023 Estimated Median Household Income | | \$45,375 | \$48,963 | \$50,696 |
| | | | | |
| Median Age | | 56 | 62 | 63 |
| Average Age | | 51.40 | 55.20 | 55.50 |