

EXCLUSIVELY MARKETING BY

Jeremiah Baron
& CO.

Commercial Real Estate, LLC



**EXPRESS WASH
WITH SELF-SERVICE BAYS**
1350 PALM BAY RD NE, PALM BAY FL 32905

1,999 SF | 0.41 AC | 9.78% CAP RATE



EXPRESS WASH WITH SELF SERVICE BAYS

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PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present an exceptional opportunity to own a fully operational car wash business located on one of Palm Bay's busiest roadways in Palm Bay, Florida.

Established location with recently modernized operation consisting of a total of 4 car wash bays; 1 express tunnel and 3 self-serve stalls. Additional updates include new central vacuums to the self-serve bays, a 20 foot canopy extension, and a new foam arch. Approximately \$250K in capital improvements. This is a great business with steady cash flow and minimal inventory requirements.

Additional upgrades include a phone app system allowing for monthly wash club memberships, in addition to adding a high power LED bay and exterior lights plus vacuum stations that are free to use with a paid wash service.

The self-serve stalls even accommodate oversized vehicles such as boats, dually trucks, and trailers; a feature not common with most car washes.

Unlike the modern day express car wash this site has the capability to be a 24-hour operation with the option to add full service detailing.

Located in a high traffic flow area due to the newly widened six lane road. Just minutes away from the I-95 ramp.

Surrounded by a dense retail trade area as well as multiple residential communities. Some neighboring tenants include: Walgreens, BJ's, Cracker Barrel, Dunkin', ALDI, Starbucks, Walmart, and many others.



3 WAYS TO OPERATE

Car Wash has three versatile management potential:

- 1) **Full Service Wash with Detailing** - With this approach you can hire a team of employees to handle vehicle washes and create different car wash packages for clients to choose from.
- 2) **Self-Service with Conveyor System** - Gives the option to utilize the bays as self-service wash stations along with the option to have an unattended conveyor system.
- 3) **Tunnel Express System** - This is the current operation where an on-site attendant would work daily to oversee the express tunnel and general maintenance.



PROPERTY DETAILS

OFFERING

PRICE	\$539,000
NOI	\$52,688 Annually
CAP RATE	9.78%

1350 PALM BAY RD NE, PALM BAY FL 32905

BUILDING SIZE	1,999 SF
ACREAGE	0.41 AC
FRONTAGE	100.09'
TRAFFIC COUNT	50,500 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 OVERVIEW



 ACCESS	Palm Bay Rd
 TRAFFIC COUNTS	50,500 ADT
 IMPROVEMENTS	1,999 SF
 PARKING	6
 YEAR BUILT	2001
 PARCEL	28-37-21-50-1692-9
 ZONING	CC



FLOOR PLAN

ZONING INFORMATION

CC - Community Commercial

(A) Intent. The purpose of the community commercial district shall be to locate and establish areas within the city which are deemed to be uniquely suited for the development and maintenance of community commercial facilities, the areas to be primarily located in or near the intersection of arterial roadways; to designate those uses and services deemed appropriate and proper for location and development within the subject district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district.

(B) Principal uses and structures. The following uses and structures are permitted:

- (1) Retail stores, sales and display rooms (not including lumber and building supply, and similar uses).
- (2) Personal service establishments such as beauty and barber, laundry and dry cleaning pick-up stations, and the like.
- (3) Professional offices, studios, clinics, general offices, government office, business schools and similar uses.
- (4) Schools, libraries, churches and similar uses.
- (5) Day care centers.
- (6) Restaurant, eating and drinking establishments (including a drive-through).
- (7) Public utility equipment and facilities.
- (8) Banks and financial institutions with or without drive-through facilities.
- (9) Business service establishments.
- (10) Clubs, lodges, and fraternal organizations.
- (11) Dry cleaning establishments using noninflammable solvents and cleaning fluids as determined by the Fire Chief.
- (12) Funeral homes.

(13) Repair service establishments such as household appliances, radio and television, and similar uses, and automobile service establishments excluding body shops, upholstery, and painting. Subject to the following:

(a) There shall be no storage of junked or wrecked motor vehicles other than temporary storage for those vehicles awaiting repair. All vehicles shall have attached at all times a current vehicle registration license plate and shall be parked on a paved surface. Any wrecked vehicles shall be in an enclosed area and shall not be visible from outside the property.

(14) Hotels, motels and guest cottages.

(a) The minimum living area per hotel/motel efficiency unit shall be two hundred and eighty (280) square feet.

(b) There shall be no more than seventy-five (75) rental units per acre.

(15) Hospitals and nursing homes.

(16) Xerographic and offset printing.

(17) Plant nurseries and green houses.

(18) Public and private parking facilities. Must have at least a minimum-sized building on site.

(19) Veterinarian clinics provided all activities are within the principal structure and there is no boarding of animals.

AREA DEMOGRAPHICS

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