

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



17+ Years Remaining | St. John's County - 24th Fastest Growing County in U.S. | Apart of Grand Cypress Development

\$199K+ AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE



63 Little Cypress Drive | St. Johns, Florida

JACKSONVILLE MSA

ACTUAL SITE





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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

Shoppes at Beachwalk

Publix

UrgentVet

Beacon Lake Townhomes





Sentosa Beachwalk Apartments

Beachside High School

UF Health Durbin Park

Cypress Trace



Grand Cypress

Hurston Apartments

Palacio Apartments



Wawa

Sanjie
Grand Cypress DENTAL CARE

Pet Paradise new day



ZAXBY'S



Reserve Bartram Springs

LITTLE CYPRESS DR

RACE TRACK RD 19,000 VPD



30,000 VPD



OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

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OFFERING

Pricing	\$6,405,000
Net Operating Income	\$416,322
Cap Rate	6.50%

PROPERTY SPECIFICATIONS

Property Address	63 Little Cypress Drive, St Johns, Florida 32259
Rentable Area	4,183 SF
Land Area	1.092 AC
Year Built	2024
Tenant	LUV Car Wash
Lease Signature	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	17+ Years
Increases	1.50% Annual Increases
Options	4 (5-Year)
Rent Commencement	June 21, 2023
Lease Expiration	June 30, 2044
ROFO/ROFR	None

RENT ROLL



LEASE TERM						RENTAL RATES		
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Luv Car Wash	4,183	6/21/2023	6/30/2044	Current	-	\$34,694	\$416,322	4 (5-Year)
(Corporate Signature)					1.50%	\$35,214	\$422,567	
					1.50%	\$35,742	\$428,906	
					1.50%	\$36,278	\$435,339	

1.50% Annual Increases Thereafter and Throughout Each Option



INVESTMENT HIGHLIGHTS



17+ Years Remaining | Corporate Signature | Options To Extend | Rapidly Growing Tenant | Annual Rental Increases | 100% Bonus Depreciation Eligibility

- There are 17+ years remaining on the initial lease term, with 4 (5-year) options to extend, demonstrating the tenant's long-term commitment to the site
- 1.50% annual increases throughout the initial term and options, steadily growing NOI and hedging against inflation
- LUV Car Wash is a rapidly growing express car wash operator with approximately 84 locations across its current network and continues to expand its platform through strategic acquisitions, including recent Los Angeles-area acquisitions of Champion Car Wash and La Cienega Car Wash
- **The subject property may be eligible for 100% bonus depreciation; please consult with a qualified tax advisor**

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor in a state with no income tax

Demographics 5-Mile Trade Area | Six-Figure Incomes

- More than 105,000 residents and 26,000 employees support the trade area, providing a direct consumer base from which to draw
- \$199,316 affluent average household income within 1 mile radius
- St. Johns County added 13,000 residents from 2024 to 2025, **ranking 24th among all U.S. counties for numeric population growth**, with a 3.9% annual increase primarily driven by domestic migration ([Article Link](#))

Surrounding Housing Developments | The Cove | Atlantica Isles | Elysian | Direct Consumer Base | Apart of Grand Cypress

- LUV Car Wash is located less than 2 miles from the Beachwalk development, which features several new construction housing projects, including The Cove with 94 single-family homes, Atlantica Isles with 134 single-family homes, Elysian with 348 units, and more, providing a direct consumer base from which to draw
- **LUV Car Wash is joining the robust Grand Cypress community development, a newly constructed mixed-use development located at the signaled hard corner of Dixie Highway and Race Track Road, which averages over 40,000 VPD**

Interstate 95 (126,000 VPD) | Fronting Race Track Rd (19,000 VPD) | Excellent Visibility & Accessibility

- The site benefits from nearby direct on & off ramp access to Interstate 95, a major thoroughfare serving the east coast (126,000 VPD)
- The property is located along Race Track Rd, which sees an average of 19,000 VPD, and benefits from nearby access to Highway 1 (30,000 VPD), a major regional thoroughfare serving the surrounding trade area
- The asset has excellent visibility and multiple points of ingress/egress

Durbin Pavillion | Dense Retail Corridor| High performing Nearby Retailers

- The asset is located just 2 miles from Durbin Pavilion, a major shopping destination anchored by Walmart Supercenter, The Home Depot, and Cinemark, with additional national tenants including Ulta Beauty, Five Below, Petco, and more
- The subject property is ideally located in a dense retail corridor with nearby national and credit tenants including Publix, Lowe's Home Improvement, Wawa, Aldi, LBJ's, Starbucks, and more
- The subject property is surrounded by high-performing national tenants according to CenterCheck, including Five Below, Dollar Tree, Petco, and ALDI, further driving consumer traffic to the immediate trade area



ACCELERATED DEPRECIATION
FOR A CAR WASH INVESTMENT

The One Big Beautiful Bill Act permanently restored 100% bonus depreciation for qualifying property acquired and placed in service after January 19, 2025. Car washes may be particularly well suited for accelerated depreciation because a substantial portion of the property can consist of equipment, mechanical systems and land improvements with shorter depreciable lives than traditional commercial real estate. Through a qualified cost segregation analysis, certain components may be reclassified from 39-year commercial real property into shorter-life asset categories. Potential qualifying components may include conveyors, dryers, vacuum systems, water reclamation equipment, electrical and plumbing systems serving the car wash equipment, signage, pavement and other site improvements. Eligible assets may qualify for accelerated depreciation, including 100% bonus depreciation, depending on the property, acquisition date, placed-in-service date and purchaser’s individual tax position. By accelerating eligible depreciation deductions into the earlier years of ownership, an investor may reduce taxable income, improve after-tax cash flow and enhance the overall economics of the investment. The amount and timing of any deduction must be determined through a property-specific analysis completed by qualified tax and cost segregation professionals.

SRS NNL recommends that the prospective purchaser(s) consult with their tax professional for advice related to your specific situation and how you can take advantage of accelerated bonus depreciation.



CAR WASH DEPRECIATION CONSIDERATIONS

COST SEGREGATION ANALYSIS	15-YEAR STRAIGHT LINE SCHEDULE
Cost segregation study evaluates the individual components of the car wash and assigns eligible assets to their appropriate depreciation schedules. Equipment-intensive components such as conveyors, dryers, vacuum systems, water treatment equipment, specialized electrical and plumbing systems, signage and certain site improvements may qualify for shorter recovery periods than the traditional 39-year schedule for commercial buildings. This may accelerate eligible deductions into the earlier years of ownership and improve after-tax cash flow.	For some investors, it may make more sense to depreciate eligible car wash components over their applicable recovery periods rather than accelerating the full deduction. Certain equipment, mechanical systems and site improvements may qualify for shorter depreciation schedules, including 5-, 7- or 15-year recovery periods, compared with the traditional 39-year life for commercial buildings.

ABOUT BEACHWALK

LOCATION. INNOVATION. GROWTH.

Nestled between the 14-acre spectacular Crystal Lagoon® and CR-210, Beachwalk's retail center location has a unique "wow" factor. Its waterfront scenery is as inviting as the 3 million square feet mix of retail, office and commercial including mixed-use space along the lagoon. This has become an exciting destination as well as a convenient, close-to-home spot to grab dinner, groceries or a drink with friends. Beachwalk Retail Center is only minutes from I-95, close to Nocatee and draws from an affluent and large geographical area.

One of the fastest growing master-planned developments, Beachwalk St. Johns County, raised the bar with a spectacular 14-acre Crystal Lagoon®, unmatched amenities, excellent schools and convenient access to top quality health care, shopping and restaurants.

Within walking (or golf cart) distance and flanking the CR-210 corridor, Beachwalk's Retail Center is a thriving. Publix (Opening Summer 2021) is currently under construction, several shops and local eateries have opened their doors, and an enviable mix of national chains, regional restaurants and retail is set to follow.

BY THE NUMBERS

- 187,000 SF of prime retail available, including office, in-line, endcap, freestanding, and outparcels for lease
- More than 70,000 households, with incomes of more than \$115,000, live within 10 miles of Beachwalk
- Beachwalk Club attracts non-resident members and guests



Source: beachwalkretail.com

GRAND CYPRESS OVERVIEW



Positioned in St. Johns County, one of the fastest-growing counties in Florida and the U.S., Grand Cypress Marketplace sits within a growing mixed-use corridor along Race Track Road. The center is anchored by ALDI, which is backfilling the former Winn-Dixie space, and is surrounded by a strong mix of national tenants including Wawa, Heartland Dental, LUV Car Wash, Zaxby's, and more

The surrounding Grand Cypress development is supported by a significant residential base, including **Grand Cypress Apartments, a 588-unit garden-style multifamily community**, and **Palacio, a 256-unit upscale multifamily community**. These nearby residential communities help create steady consumer demand and drive traffic to the surrounding retail corridor.

According to Jax Daily Record, **Grand Cypress Apartments won a CoStar Impact Award**, highlighting the strength of the larger 103-acre Grand Cypress mixed-use development at Dixie Hwy and Race Track Road, which is supported by new residential density and continued retail investment, including a planned 12,500 SF Dollar Tree at the center ([Article Link](#))



SITE OVERVIEW



PROPERTY PHOTOS



WATCH DRONE VIDEO



PROPERTY PHOTOS



PROPERTY PHOTOS





LUV CAR WASH

luvcarwash.com

Company Type: Private

Locations: 85+

Founded in September 2021 by industry veterans Darren Skarecky and JT Thomson, LUV Car Wash has scaled rapidly into a major national player in the express conveyor car wash sector. Backed heavily by private equity firms **Susquehanna Private Capital** and **Morgan Stanley Private Credit**, the brand focuses on aggressive market density through a mix of greenfield developments and rapid local acquisitions.

LUV Car Wash is a national express car wash platform with 85 locations (and counting). Their focus is on creating the best customer experience, powered by smart technology, top-tier employee training, and clean, well-maintained facilities.

They're committed to delivering convenience, consistency, and a little extra LUV at every wash.

LUV was recognized as a top tier player nationally on the Commercial Plus Top 100 Car Wash list, cementing its position among the fastest-expanding private platforms in the United States. Achieving a top-100 footprint within just a couple of years of operation is incredibly rare in the highly fragmented car wash sector.

Source: linkedin.com

PROPERTY OVERVIEW



LOCATION



St Johns, Florida
St. Johns County
Jacksonville MSA

ACCESS



Little Cypress Drive: 3 Access Points

TRAFFIC COUNTS



Race Track Road: 19,000 VPD
Philips Highway/U.S. Highway 1: 00,000 VPD

IMPROVEMENTS



There is approximately 4,183 SF of existing building area

PARKING



There are approximately 19 parking spaces on the owned parcel.
The parking ratio is approximately 4.38 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 023430 0110
Acres: 1.092
Square Feet: 47,584

CONSTRUCTION



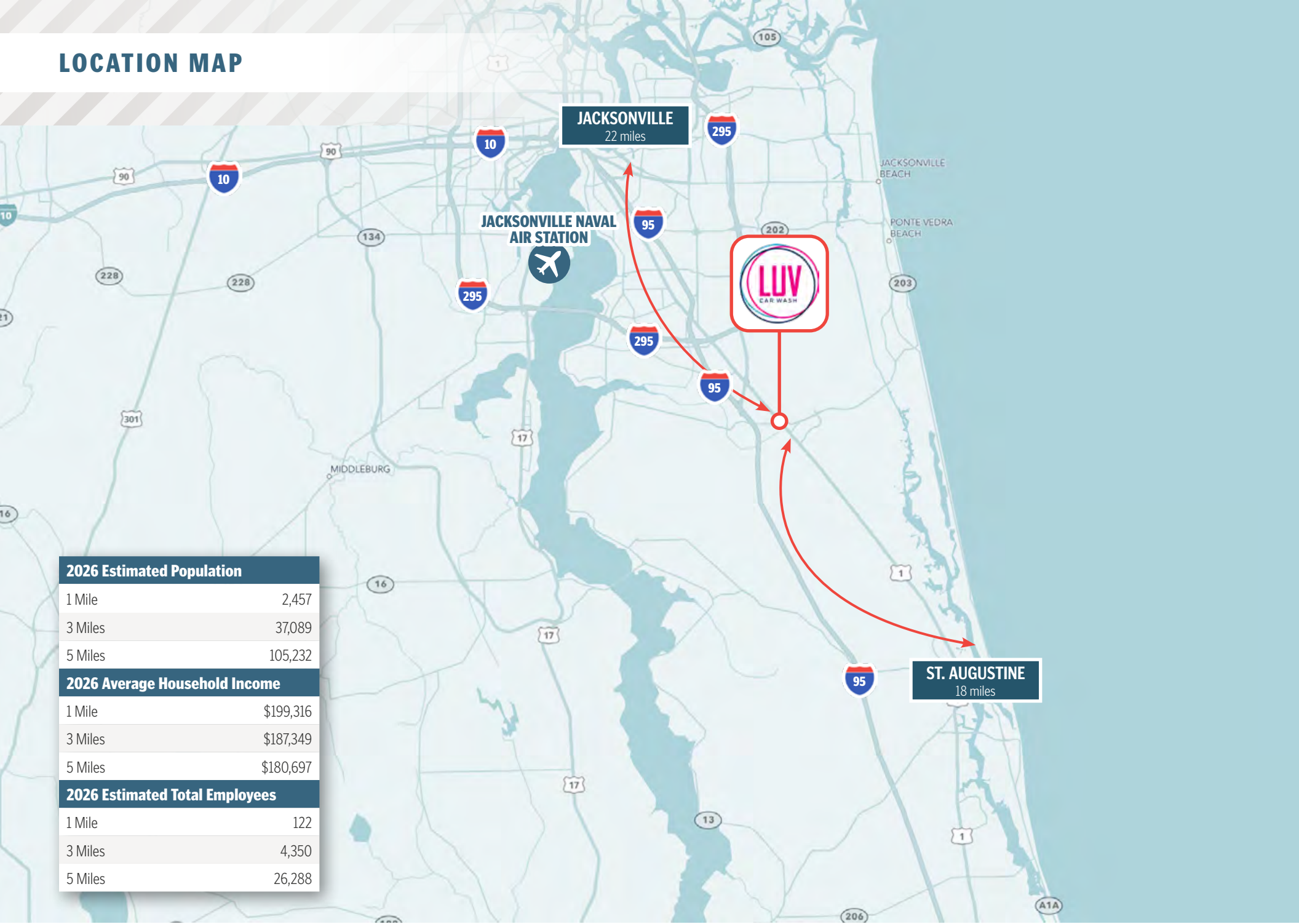
Year Built: 2024

ZONING



PUD

LOCATION MAP



2026 Estimated Population	
1 Mile	2,457
3 Miles	37,089
5 Miles	105,232
2026 Average Household Income	
1 Mile	\$199,316
3 Miles	\$187,349
5 Miles	\$180,697
2026 Estimated Total Employees	
1 Mile	122
3 Miles	4,350
5 Miles	26,288





RACE TRACK ROAD 19,000 VPD

BIG CYPRESS DRIVE

ZAXBY'S

LITTLE CYPRESS DRIVE



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	2,457	37,089	105,232
2031 Projected Population	2,777	40,916	117,885
2026 Median Age	37.6	36.7	38.2
Households & Growth			
2026 Estimated Households	1,113	13,288	38,494
2031 Projected Households	1,265	14,715	43,166
Income			
2026 Estimated Average Household Income	\$199,316	\$187,349	\$180,697
2026 Estimated Median Household Income	\$140,643	\$135,161	\$135,192
Businesses & Employees			
206 Estimated Total Businesses	18	593	2,607
2026 Estimated Total Employees	122	4,350	26,288



ST JOHNS, FLORIDA

St. Johns, Florida, is an unincorporated suburb of Jacksonville situated in the northwest corner of St. Johns County. As of 2025, the community has an estimated population of approximately 69,866 residents. It enjoys a scenic location along the St. Johns River and lies just west of Ponte Vedra, offering easy access-within a 20–30 minute drive-to downtown Jacksonville, the historic charm of St. Augustine, and the Atlantic coastline. In 2025, the county's population is projected to reach around 346,186, making it one of Florida's fastest-growing counties with an annual growth rate of approximately 3.9%.

The highest-paying industries include Finance, Professional & Technical Services, and Utilities. The area also benefits from strong commuting opportunities, as many residents work in Jacksonville while enjoying the suburban quality of life in St. Johns.

Transportation infrastructure is robust, with Interstate 95 and U.S. 1 providing seamless connectivity to regional assets such as Jacksonville International Airport and JAXPORT, as well as the Northeast Florida Regional Airport in St. Augustine.

Education is served by the St. Johns County School District, one of the most respected in Florida, operating 47 schools and serving over 44,500 students.

Higher education access includes St. Johns River State College and the University of St. Augustine for Health Sciences, which focus on health and science programs.

The closest major airport to St. Johns, FL is Jacksonville International Airport.

JACKSONVILLE HIGHLIGHTS



12TH
MOST
POPULOUS
UNITED STATES
CITY

POPULATION
(AS OF 2024)
1MIL

#1
BEST STATE TO
START A BUSINESS

#3 CITY
BEST U.S.
CITY FOR JOB
SEEKERS

872,000+
WORKING AGE
ADULTS

1.22%
POPULATION
GROWTH RATE

15% LOWER
CONSTRUCTION
COSTS THAN THE
U.S. AVERAGE

#1

SCHOOL DISTRICT IN FLORIDA
St. Johns County ranked as top school district in Florida for over a decade!

#4

JACKSONVILLE
Fastest Growing City in the United States

Jacksonville is Home to Fortune 500 headquarters, thriving businesses and startups, Jacksonville is growing twice as fast as the rest of the nation and is ranked #1 Best City for U.S. Job Seekers by MoneyGeek.

JAXUSA.ORG

20 MAJOR
BANKS, INSURANCE & INVESTMENT
SERVICES FIRMS ON THE FORTUNE
GLOBAL 500 LIST HAVE OPERATIONS
IN JACKSONVILLE



2023 GDP
JACKSONVILLE MSA

\$129BIL

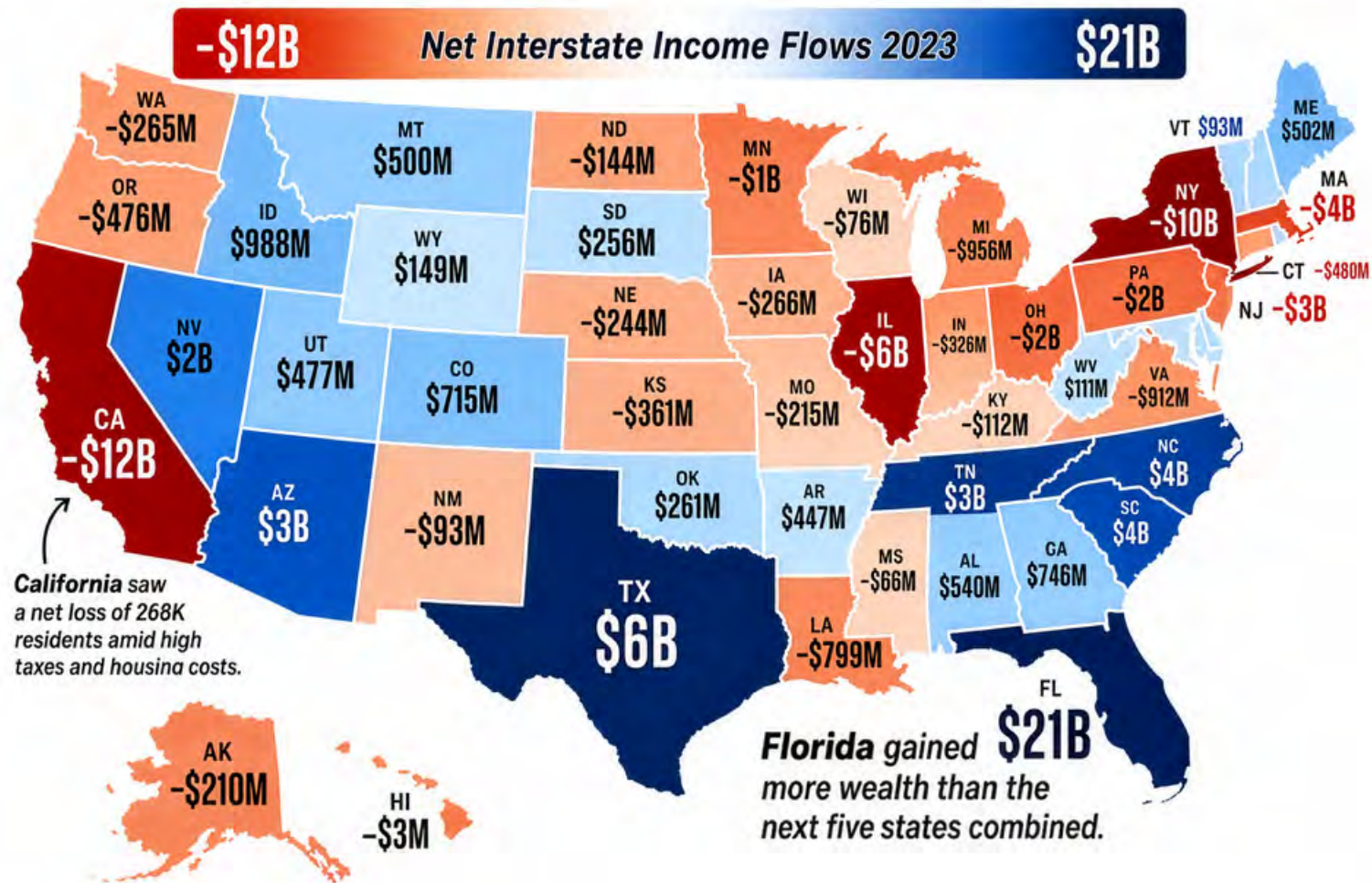
TOP EMPLOYEES IN THE JACKSONVILLE REGION

Hottest Job Market

#2

Wealth Migration

By State





THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



OF GOING THE EXTRA MILE

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