

# OPERATING TUNNEL CAR WASH FOR LEASE

6751 W Indiantown Rd. Jupiter, FL 33458



FOR LEASE | \$6,500/mo.

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**

772.286.5744 Office

772.236.7780 Mobile

[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# PROPERTY OVERVIEW

An exceptional opportunity is available to lease a fully equipped tunnel car wash in a high-traffic, retail-dense corridor of Jupiter, Florida. This turnkey operation is integrated within a busy, fully operational Shell gas station, providing built-in visibility, customer traffic, and strong market presence.

The lease includes a 60-foot tunnel outfitted with Sonnys Car Wash equipment (less than 3 years old) and a digital pay station. Desired lease term is 5 years. The incoming operator must maintain an active service agreement with Sonnys and will benefit from the existing base of monthly membership customers, which will convey with the lease.

Additional improvements such as vacuums and a canopy for full-service detailing are permitted (subject to approvals), offering upside potential.

<b>PRICE</b>	\$6,500/mo.
<b>BUILDING SIZE</b>	1,080 SF
<b>BUILDING TYPE</b>	Commercial
<b>ACREAGE</b>	1.00 AC
<b>FRONTAGE</b>	121'
<b>TRAFFIC COUNT</b>	66,500 AADT
<b>YEAR BUILT</b>	1990
<b>CONSTRUCTION TYPE</b>	Commercial
<b>PARKING SPACE</b>	12
<b>ZONING</b>	C2-General Commercial
<b>LAND USE</b>	Service Station
<b>PARCEL ID</b>	30-42-41-03-00-000-3190

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



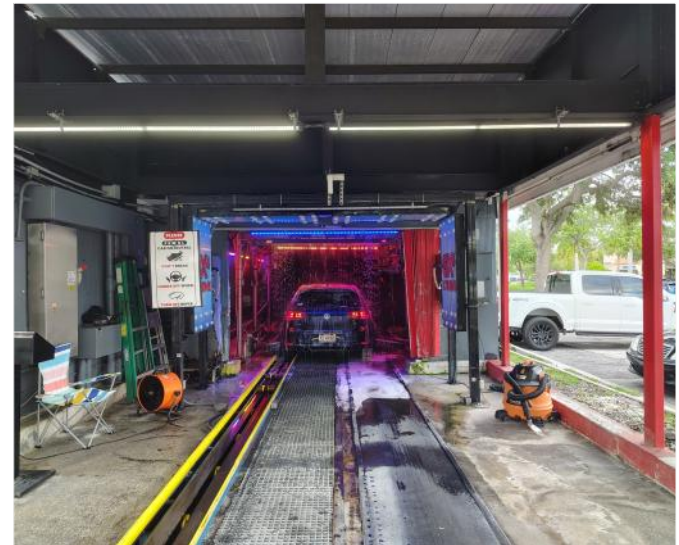
**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)



# SITE PHOTOS



**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	7,796	1 Mile	\$81,425	1 Mile	38.1
3 Mile	55,087	3 Mile	\$130,645	3 Mile	41.5
5 Mile	105,260	5 Mile	\$131,762	5 Mile	46.4
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	7,989	1 Mile	\$65,200	1 Mile	37.7
3 Mile	56,424	3 Mile	\$103,129	3 Mile	42.9
5 Mile	110,160	5 Mile	\$104,392	5 Mile	49.5

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**

772.286.5744 Office

772.236.7780 Mobile

[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# ZONING INFORMATION

## DIVISION 4. COMMERCIAL, GENERAL DISTRICT (C-2)

### Sec. 27-563. Intent.

The purpose and intent of the Commercial, General District (C-2) is to encourage the development of intensive commercial facilities, providing a wide range of goods and services, located adjoining at least one major collector or arterial street.

### Sec. 27-564. Use regulations.

(a) *Uses by right.* In any Commercial, General District (C-2), land, buildings or premises may be used by right only for one or more of the following:

- (1) All retail or service stores or shops except convenience stores.
- (2) All personal service or repair shops.
- (3) Medical or dental clinics.
- (4) Office buildings.
- (5) Banking, finance or insurance business.
- (6) Restaurant, tavern or lounge.
- (7) Printing and publishing service.
- (8) Day care and preschool facilities (See division 8 of article XI of this chapter).
- (9) Swimming pools (See division 40 of article XI of this chapter).
- (10) Nursery and greenhouse.

- (11) Indoor recreation facilities.
- (12) Veterinary clinic (See division 23 of article XI of this chapter).
- (13) Museum and art gallery.
- (14) Water-oriented uses.
- (15) Accessory residential (See section 27-1913).

(b) *Special exceptions.* The following uses may be permitted after review by the planning and zoning commission and provided the town council determines that the application meets the criteria contained in section 27-177, all other applicable provisions of law, and does not otherwise adversely affect the public:

- (1) Auto, marine, recreational vehicle, truck sales, mobile homes (new and used sale and rental facilities and lots) (See division 28 of article XI of this chapter).
- (2) Wholesale outlets and distribution businesses.
- (3) Shopping centers and/or retail with aggregate floor area of more than 20,000 square feet.
- (4) Motel, hotel.
- (5) Car wash.
- (6) Self-service storage facilities.
- (7) Marine facilities (See division 25 of article XI of this chapter).
- (8) Outdoor recreation facilities, amusements (See division 30 of article XI of this chapter).
- (9) Utility services and transmission towers (See division 43 of article XI of this chapter).

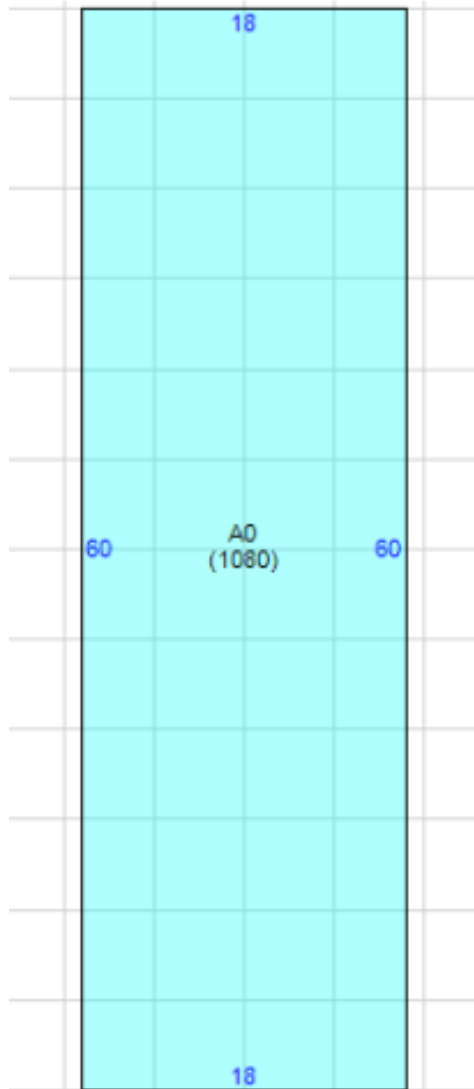


# ZONING INFORMATION

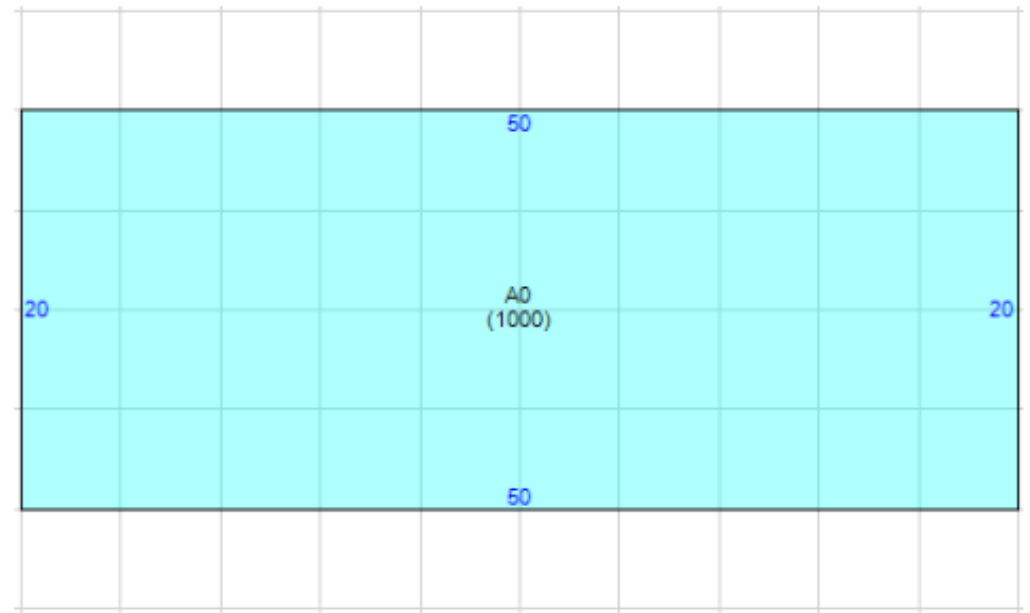
- (10) Churches and funeral homes.
  - (11) Recreational vehicle parks (See division 36 of article XI of this chapter).
  - (12) Nursing homes and convalescent facilities (See division 29 of article XI of this chapter).
  - (13) Automotive fueling stations (See division 37 of article XI of this chapter).
  - (14) Hospital (See division 29 of article XI of this chapter).
  - (15) Hospital, specialty (see division 29 of article XI of this chapter).
  - (16) Theaters, indoor and drive-in.
  - (17) Auction.
  - (18) Cemeteries (See division 7 of article XI of this chapter).
  - (19) Automobile repair station.
  - (20) Public parking garage.
  - (21) Club.
  - (22) Helistop (See division 4 of article XI of this chapter).
  - (23) Timesharing.
  - (24) Fast food restaurant.
  - (25) Public uses (See division 35 of article XI of this chapter).
  - (26) Mobile home parks, subject to the provisions of chapter 12 and division 27 of article XI of this chapter.
  - (27) Integrated health park (See division 22 of article XI of this chapter).
  - (28) Convenience stores.
  - (29) Assisted and independent living facilities (See division 6 of article XI of this chapter).
  - (30) High-tech, laboratory and/or office research (in multi-story buildings).
  - (31) Microbrewery.
- (Code 1992, § 27-552; Ord. No. 10-88, §§ 507.2.A, 507.2.B, 3-1-1988; Ord. No. 5-97, § 3, 5-19-1998; Ord. No. 38-98, § 4, 11-17-1998; Ord. No. 37-99, § 12, 10-19-1999; Ord. No. 22-00, § 4, 2-20-2001; Ord. No. 14-02, § 3, 7-16-2002; Ord. No. 12-10, § 5, 2-16-2010; Ord. No. 15-10, § 5, 9-21-2010; Ord. No. 39-14, § 3, 2-17-2015; Ord. No. 44-14, § 5, 2-17-2015; Ord. No. 9-21, § 3, 6-15-2021)

# SITE PLAN

**Car  
Wash**



**Service  
Station**



**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

500 SE Osceola Street

Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**

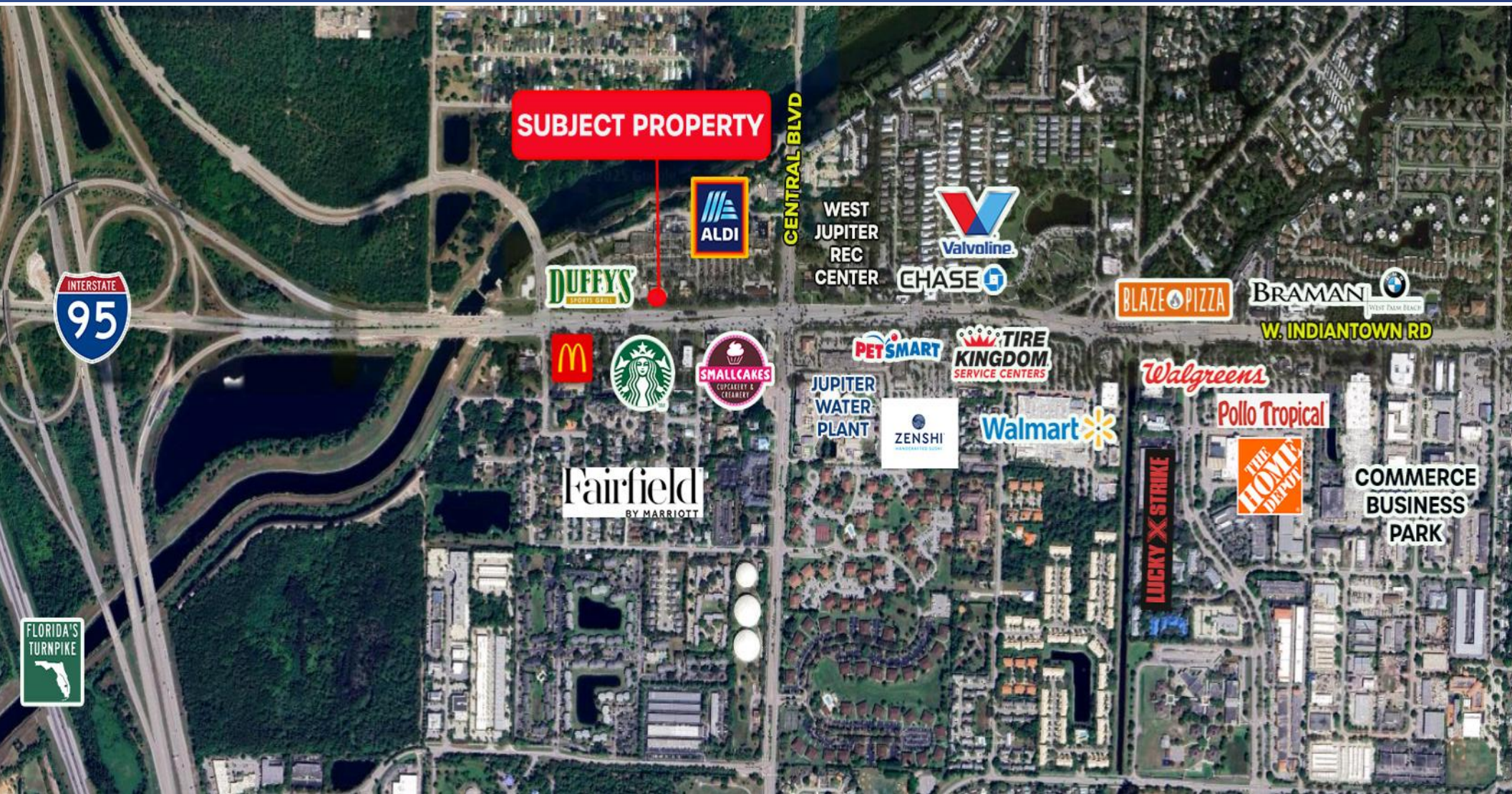
772.286.5744 Office

772.236.7780 Mobile

[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)



# TRADE AREA MAP



**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

500 SE Osceola Street

Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**

772.286.5744 Office

772.236.7780 Mobile

[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)