CAR WASH ON 5TH

Carwash Real Estate + Business Opportunity

$3,534,253

Business + Real Estate Acquisition

505 CORTEZ RD, W
BRADENTON, FL 34207

Operating Business + Real Estate Opportunity | Excellent High-Visibility Corner Location | Established Car Wash On 5th | Proven In-Place Income & Long-Term Value Creation Potential | Prime Bradenton Location | Fee Simple Ownership Opportunity Potential 100% Bonus Depreciation Eligibility

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Why Invest?

Prime Bradenton Commercial Asset | High-Visibility Cortez Road West Location | Established Operations & Strong Long-Term Growth Potential

- **Strategically Positioned Along Cortez Road West (State Road 684)**, One Of Bradenton's Primary Commercial Corridors, Offering Excellent Visibility, Strong Traffic Counts, And Convenient Access To U.S. Highway 41 And Surrounding Established Residential Neighborhoods
- **Established Car Wash On 5th Offering Full-Service Washing And Professional Detailing Services**, Delivering Proven Operating History, Strong Customer Convenience, And Multiple Automotive Revenue Streams
- **Located Within Bradenton's Primary Retail Corridor**, Benefiting From Consistent Traffic Generated By Local Residents, Commuters, Nearby Shopping Centers, Restaurants, Automotive Businesses, Hotels, And Everyday Service Destinations
- **Surrounded By A Dense Mix Of National Retailers**, Restaurants, Automotive Businesses, Hotels, Schools, And Established Residential Communities That Support Long-Term Consumer Demand And Stable Property Performance

Operating Business + Real Estate Opportunity
Very Low-Labor / Absentee Ownership
Strong Cash Flow & Value-Add Potential

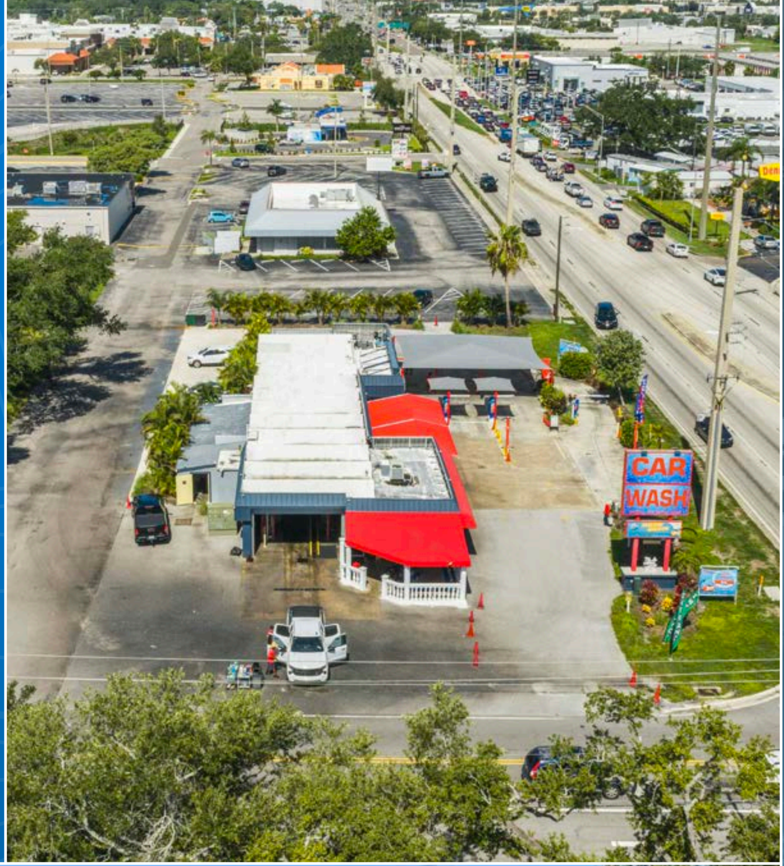
- **Acquisition Includes Both The Fee Simple Real Estate And The Car Wash On 5th Business**, Providing Ownership Of An Income-Producing Asset And Underlying Bradenton Real Estate
- **Operating Business Generates $359,787 In Annual Net Income**, Providing Immediate In-Place Income And Exposure To Car Wash Demand Across Bradenton
- **Existing Property Features Approximately 3,910 Square Feet Of Building Area On A 0.53-Acre Site**, Providing An Established Operating Platform With Flexibility For Future Improvements And Upgrades
- **Potential 100% Bonus Depreciation Eligibility May Provide Tax Advantages For Qualified Buyers**, Enhancing Investment Profile And Supporting Long-Term Ownership Economics
- **Offered At $3,534,253**, Property Combines **Business Ownership, Fee Simple Real Estate, Income, And Long-Term Value Creation** Potential In Bradenton


Centre Point Commons
Lowe's
Dick's
Best Buy
Office Depot
Jersey Mike's Subs
Wells Fargo
Chipotle Mexican Grill
KFC
Rooms To Go
Cortez Plaza
Sprouts Farmers Market
PetSmart
Burlington
GameStop
Chick-fil-A
Spectrum
The Home Depot
Aaron's
Easy. Beautiful. Affordable.
Western Way Shopping Center
planet fitness
BAM! Books-A-Million
The Furniture Warehouse
Signarama
Panera Bread
MidFlorida
Florida's community credit union
Cortez East Shopping Center
Ross Dress for Less
five BELOW
Michaels
Dollar Tree
Rainbow
HIBBETT
Kids Empire
Seven Brew
Firehouse Subs
Sally Beauty
The UPS Store
Cody's Original Roadhouse
GMC
Buick
Subaru
Denny's
Seven Brew Drive Thru Coffee
Prime Storage
CORTEZ RD W | ±41,234 VPD
5TH ST W | ±7,973 VPD

Investment Summary

Address: GOOGLE MAPS	505 Cortez Rd, W, Bradenton, Fl 34207
Concept:	Business + Real Estate
Brand:	Car Wash On 5th
Price:	$3,534,253
Net Income:	$359,787
EBITDA Yield:	10.2%
Building Size (SF):	±3,910 SF
Lot Size (AC):	±0.53 Acres
Year Built:	1971
100% Bonus Depreciation:	Eligible*

*Property should qualify for 100% bonus depreciation under IRC §168(k), permanently restored by the OBBBA. Buyer must confirm eligibility with their CPA or tax consultant. Broker is not a tax advisor and makes no representation or warranty regarding the availability, applicability, or amount of any tax benefit. Buyer is solely responsible for conducting independent tax due diligence and bears all risk associated with any tax position taken.



$3,534,253
LISTING PRICE

±3,910 SF
BUILDING SIZE

±0.53 AC
LOT SIZE

$359,787
NET INCOME

Eligible*
100% BONUS DEPRECIATION:

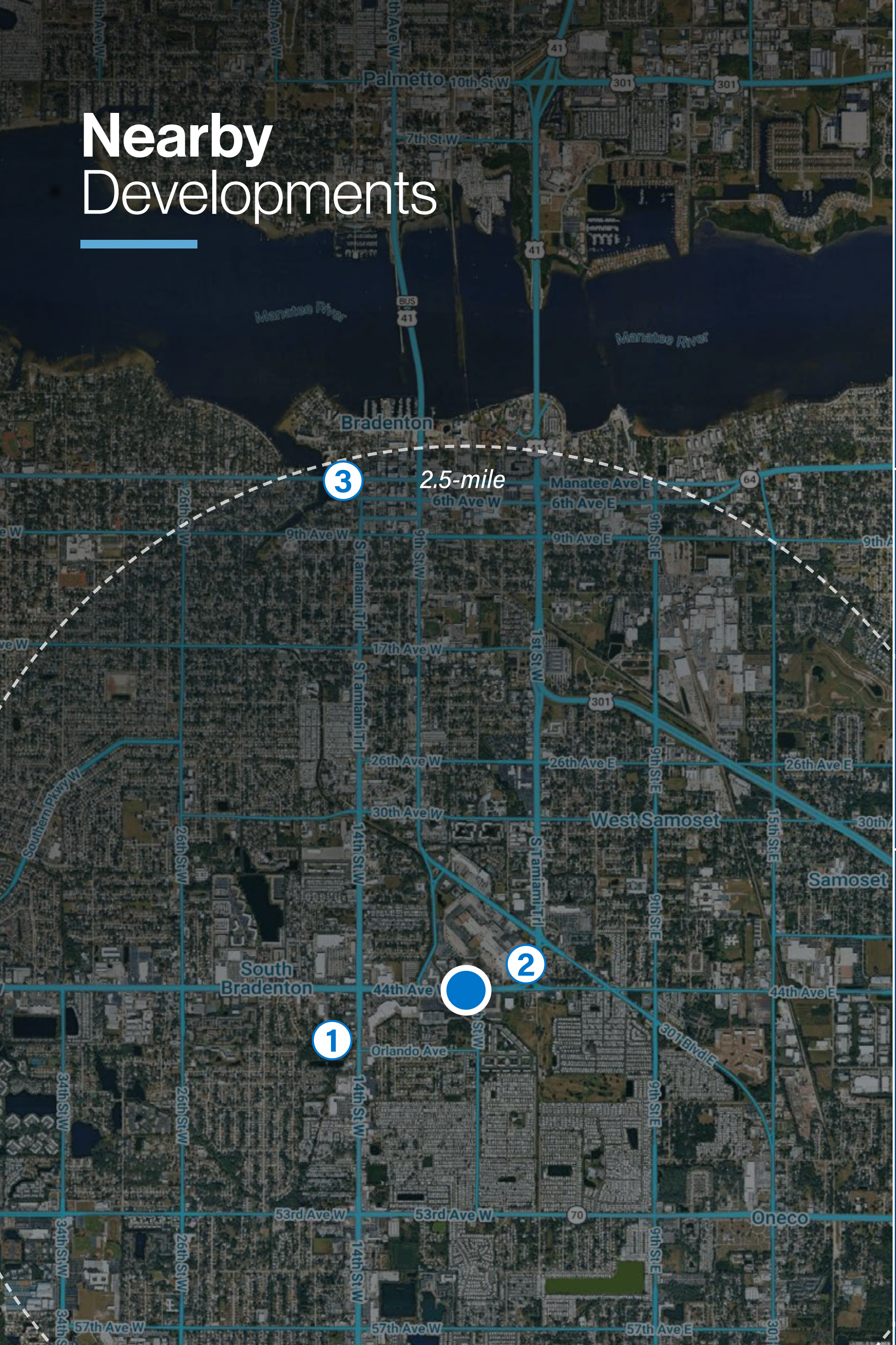
Corner Lot
POSITION

Saint Stephen's Episcopal School
700 Students
Manatee Memorial Hospital
295 licensed beds
Westgate Shopping Center
Manatee High School
1,998 Students
HCA Florida Blake Hospital
383 licensed beds
LECOM Park Spring Training
Home of the Pittsburgh Pirates
62,000+ annual visitors
River Run
Golf Links
Centre Point Commons
Pinebrook Commons
Western Way Shopping Center
Southeast High School
1,640 Students
Cortez Plaza
Cortez East Shopping Center
Bayshore High School
1,460 Students
IMG ACADEMY
State College of Florida,
Manatee-Sarasota
11,000+ total enrollment
Bayshore Gardens Shopping Center
2026 DEMOGRAPHICS
Population
119,532
200,443
441,883
Workforce
91,596
168,092
389,455
Avg. HH income
$80,851
$93,833
$121,515
3-mile
5-mile
10-mile
West Bradenton
Bradenton
South Bradenton
Samoset
Oneco
Bayshore Gardens
Manatee River
N


5TH ST W | ±7,973 VPD
CORTEZ RD W | ±41,234 VPD


CAR
WASH

Nearby Developments



1. Forest Cove: 156-Unit Workforce Housing Complex with $15 Million Construction Loan ($28.8 Million Total) (Residential / Workforce Housing)

One Stop Housing secured a $15 million construction loan from Cogent Bank in April 2026 for Forest Cove, a 156-unit workforce housing complex near the intersection of Cortez Road West and 14th Street West, directly adjacent to the subject's trade area. The loan was arranged by Largo Capital originator Ian Fitzgerald. The total development cost is $28.84 million, with Manatee County providing a $5.66 million loan approved in April 2025 that enabled the developer to negotiate more favorable terms with the construction lender. Groundbreaking is expected in August 2026, with a two-year construction timeline. The workforce housing units will be priced below market rate for employees of organizations that have signed on to help develop the project. The financing structure includes a five-year term with 36 months of interest-only payments and a completion guaranty that converts to non-recourse at stabilization. Forest Cove adds 156 new households and their associated consumer spending directly to the subject's Cortez Road corridor.

READ MORE

2. Cameron Bradenton Apartments: 240-Unit Multi-Family Complex at Former DeSoto Square Mall Site (Residential New Construction)

A 240-unit apartment complex is under development at 302 Cortez Road West on approximately 11 acres of the former DeSoto Square mall site, near the intersection of Cortez Road and US 41/First Street. Construction plan modifications including grade changes to finished floors and related revisions were filed with Manatee County Development Services in March 2025, indicating the project is actively advancing through the construction process. The development replaces a portion of the shuttered mall's parking lot, which closed in April 2021. The Cameron Bradenton Apartments project represents a significant adaptive reuse of a former retail site into residential density on the subject's primary Cortez Road corridor, adding 240 new households within walking distance of the subject property.

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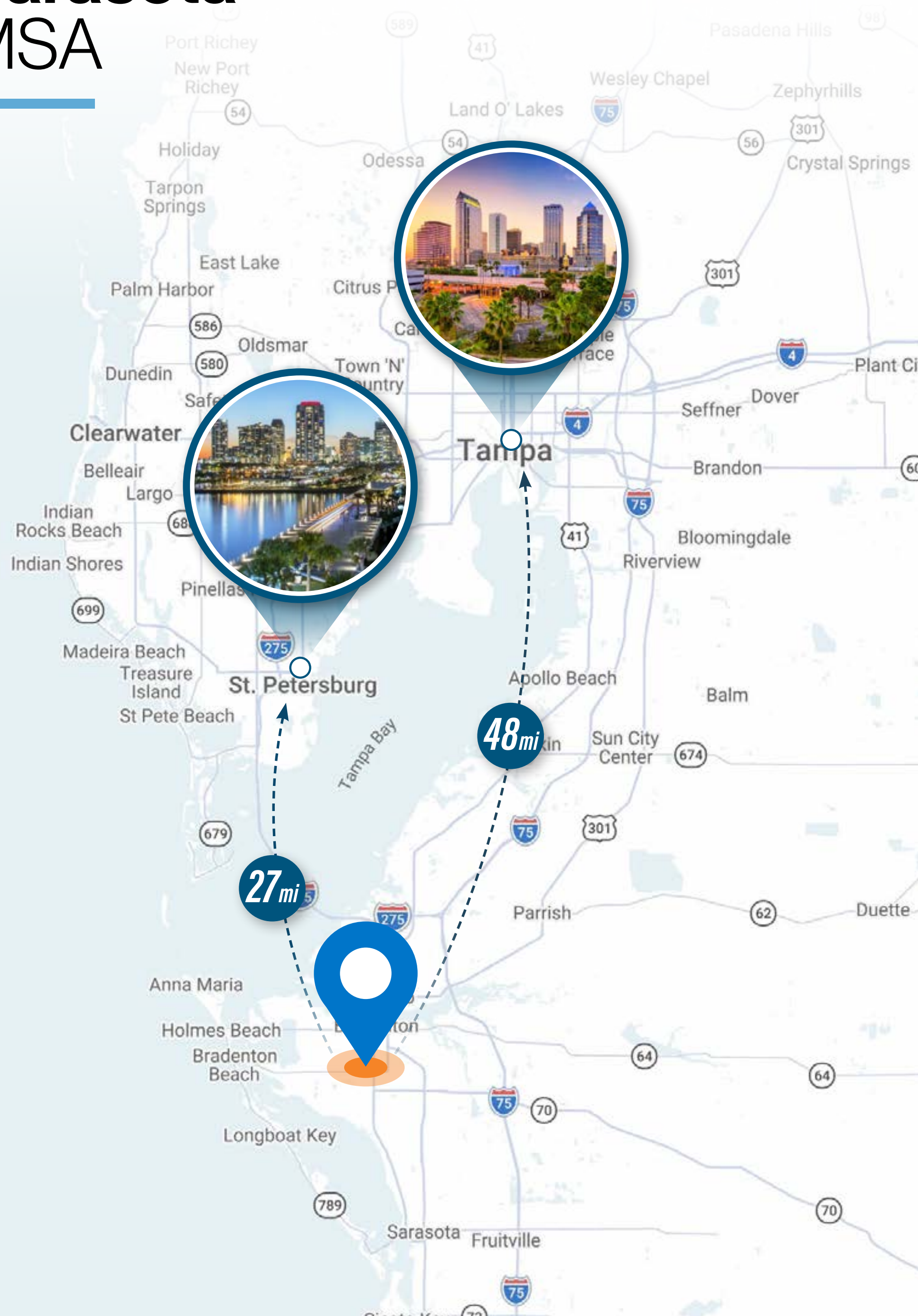
3. Allen Morris Downtown Bradenton: $130 Million, 367-Unit Luxury Mixed-Use with Rooftop Restaurant (Mixed-Use / Residential / Commercial)

The Searcy City Council approved an $850,666 contract with Capital Paving and Construction in May 2026 to install a new traffic signal at the intersection of Janet Drive and Beebe Capps Expressway, an intersection city officials described as 'dangerous.' Construction is expected to be completed by December 2026 and will improve safety and traffic flow on the Beebe Capps corridor one block south of the subject. Separately, the City of Searcy was awarded a $4.2 million federal RAISE planning grant in 2024, the largest single grant in the city's history. The grant funds the design of an alternative transportation network of trails connecting schools, parks, businesses, healthcare facilities, and places of commerce throughout the city, with ARDOT-designed underpasses to safely connect trail sections across major roads. The city has already completed new sidewalks on Ella Street connecting Beebe Capps to Searcy High School and on Poplar Street connecting Race Avenue to Riverview Schools, directly improving pedestrian connectivity in the subject's trade area.

READ MORE

North Port-Bradenton-Sarasota MSA



The North Port-Bradenton-Sarasota Metropolitan Statistical Area, encompassing Sarasota and Manatee counties, serves as one of Florida's fastest-growing commercial and residential markets. Home to more than 900,000 residents, the region benefits from a diverse economy supported by healthcare, tourism, construction, manufacturing, retail, finance, and services. Major employers include Sarasota Memorial Health Care System, HCA Florida, MITER Brands, FCCI Insurance Group, and Ringling College of Art + Design, reflecting the area's stable employment base and expansion.

Strategically positioned along Florida's Gulf Coast, the Sarasota-Bradenton region provides direct connectivity throughout Southwest Florida via Interstate 75, U.S. Highway 41, and east-west transportation corridors. The metro's location offers access to Tampa Bay and surrounding Gulf Coast markets, while Sarasota Bradenton International Airport provides air service to destinations nationwide. Ongoing investment in roadway improvements, public infrastructure, healthcare facilities, and commercial development continues to strengthen the region's position as a destination for commerce, tourism, and long-term growth.

POPULATION	AVG. HH INCOME	EMPLOYEES
940,822	**$135,139**	**775,832**
within MSA	*within MSA*	*within MSA*

The region is home to New College of Florida, Ringling College of Art + Design, State College of Florida, and several technical and workforce training institutions. The community supports a sports and recreation culture through spring training baseball, collegiate athletics, golf, boating, parks, and an trail network. Annual festivals, arts programming, events, and year-round outdoor activities contribute to a strong sense of place and an quality of life for residents throughout Sarasota and Manatee counties.

Recent public and private investment continues to reshape the region, highlighted by large-scale development in Lakewood Ranch, Wellen Park, and the University Town Center corridor. These master-planned and mixed-use communities include new residential neighborhoods, retail centers, medical facilities, parks, hospitality, and employment districts designed to support continued population growth and long-term economic development. Additional commercial investment—including new national retailers, restaurants, healthcare facilities, industrial projects, and transportation improvements—further reinforces the Sarasota-Bradenton area's role as a primary retail and service hub for a rapidly expanding regional population extending throughout Florida's Gulf Coast markets.

Culturally, the region offers a blend of Gulf Coast character, arts and entertainment, outdoor recreation, and growing commercial amenities. Attractions such as Siesta Key, Anna Maria Island, The Ringling, St. Armands Circle, Downtown Sarasota, and Myakka River State Park draw residents and visitors throughout the year. Continued investment in downtown revitalization, waterfront districts, retail corridors, recreational facilities, and community infrastructure continues to expand the metro's dining, entertainment, residential, and commercial offerings. The region's location, growth, expanding economy, and quality of life position North Port-Bradenton-Sarasota among Florida's most attractive regional markets.

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