



In Association with ParaSell, Inc.
A Licensed Florida Broker #C32060

Offering Memorandum

For Sale or Lease Turn-Key Auto Service Center

Vero Beach, Florida

2025 US Hwy 1, Vero Beach, FL 32960 [View Map](#)

Turn-key shop with FF&E, 3 bays & 20+ parking spaces
Prime frontage on US-1 at signalized corner (12,000 VPD)
50-year history—contact broker for full details

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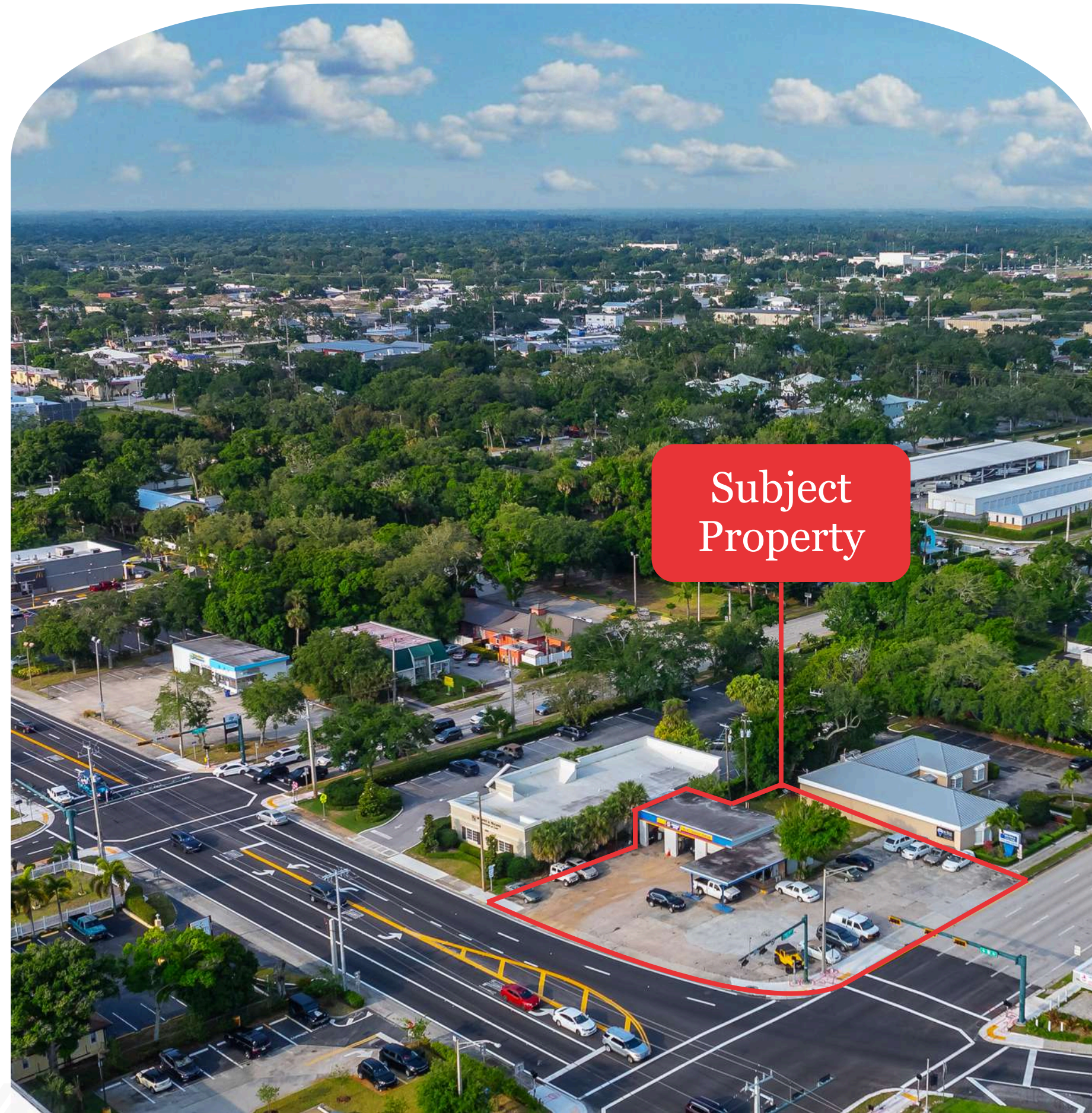
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3 service bays and large parking lot: space for 20+ vehicles

An aerial photograph of a commercial property, likely a car wash or service center, situated at a street intersection. The property features a large, paved parking lot with several vehicles parked, including a white pickup truck and a yellow utility vehicle. A building with a blue and white facade and a sign that reads "WASH & WAX" is visible. The surrounding area includes lush green trees and other commercial buildings in the background. A blue banner with white text is overlaid on the top left of the image.



For Sale or Lease

Price \$1,200,000

Investment Highlights

- Prime owner-user auto service acquisition opportunity
- Turn-key auto shop with all FF&E included in purchase price
- Proven location: 50-year operating history (contact broker for details)
- Direct Frontage to US-1 at corner signalized intersection - 12,000 VPD
- 3 service bays and large parking lot (space for 20+ vehicles)

Market Highlights

- Adjacent to Treasure Coast Plaza a 117,389 SF Publix anchored shopping center
- Hwy 1 is the primary north-south thoroughfare along East Coast
- Massive 20%+ population growth within 1-mile radius since 2020
- Affluent market with average household incomes of \$85,000+
- Car-dependent market with strong inbuilt demand for auto service

Lease Terms

- Asking Rent: \$6,000/mo
- Lease Type: NNN
- Lease Term: Flexible (*reach out to broker*)
- Purchase Option: Owner will entertain purchase options in lease

Walmart
Neighborhood Market

IHOP SONIC

Ay! JALISCO

DUNKIN' Walgreens

bp

McDonald's

LEADERS
FLORIDA LIVING

BURGER KING

Sunshine
Pharmacy

Subject
Property

CUBESMART

palm
INN

M & W
MURPHY & WALKER

RE/MAX

vipcare

US Highway 1

20th Place

STAFFING
SERVICES, INC.

12,000 VPD

Aerial



DOLLAR GENERAL



Treasure Coast Plaza

Publix TJ-maxx



20th Place

20th Street



US Hwy 1

12,000 VPD

Subject Property



High Visibility at Hard-Corner Signalized Intersection
Direct frontage to US Highway 1



About Vero Beach, Florida

Vero Beach, Florida, is experiencing a period of economic growth and revitalization. The city's population has grown by nearly 5% annually since 2020, reaching 17,906 in 2025, with an average household income of \$85,000. Key employment sectors include healthcare, education, government, and retail, with major employers such as Cleveland Clinic Indian River Hospital and Piper Aircraft contributing to the local economy.

To further stimulate economic development, city leaders have initiated a downtown revitalization plan aimed at enhancing walkability, attracting new businesses, and increasing housing options. This plan includes infrastructure improvements like widened sidewalks and additional bike lanes, as well as zoning changes to allow for higher-density housing developments. Additionally, Indian River County saw a significant rise in property values, fueled by \$680 million in new construction projects, including luxury developments in communities like John's Island. These trends suggest a positive outlook for Vero Beach's economy and real estate market in the coming years.



Demographic Highlights

\$85,113

Average Household Income (5-mile)

95,725

5-mile Population

Demographics	1-Mile	3-Mile	5-Mile
Population (2024)	8,549	47,408	95,725
Average Household Income	\$55,317	\$78,616	\$85,113
Households	4,438	22,532	43,278

Major Employers in Vero Beach



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