



*For Sale*

**1754 N ECONLOCKHATCHEE TRAIL**  
**ORLANDO, FL 32825**



## Property Highlights

### ✓ Efficient Service Model

Fast 3-minute wash with complimentary vacuums, air tools, towels, and self-prep stations. The site currently averages 7,800+ monthly washes, with a projected annual volume exceeding 90,000 vehicles.

### ✓ Strategic Location

Positioned near University Blvd and major institutions like UCF and Valencia College, with strong commuter and residential traffic from surrounding developments.

### ✓ Targeted Incentives

Discounts offered to military, first responders, and healthcare professionals. Family-friendly plans available for households with multiple vehicles.

### ✓ Demographic Advantage

Large and growing population with a median age in the mid-30s and solid household income levels. Ideal for recurring service models and brand loyalty. Surging residential expansion and proximity to educational hubs support long-term customer acquisition and business sustainability.

## Demographics



**2.23 ACRES**  
LOT SIZE



**±57,200**  
E COLONIAL DR  
AADT



**±13,200**  
N ECON TRAIL  
AADT

RADIUS

3 MILE

5 MILE



**POPULATION**

108,451

317,646



**HOUSEHOLDS**

37,400

109,500



**HOUSEHOLDS INCOME**

±\$80,000

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