



EXCLUSIVE OFFERING
MEMORANDUM

FOR SALE

**HIGH-EXPOSURE MIXED-USE
CAR WASH ANCHOR + RETAIL
INCOME**
FORT PIERCE, FLORIDA

**3901 ORANGE AVE
FORT PIERCE, FL 34947**

6 UNITS | 9,060 SF | 1.45 AC | SELLER FINANCING
AVAILABLE

01 INVESTMENT SUMMARY

Fausto Commercial is pleased to present 3901 Orange Ave, a 9,060 SF mixed-use investment on a 1.45 acre CG-zoned parcel in Fort Pierce, Florida. The offering consists of a multi-bay car wash facility and a five-bay retail strip, legally one parcel, fronting Orange Ave (SR 68) just east of I-95 Exit 131 with approximately 17,500 vehicles per day passing the site.

Four of six units are leased to service tenants: a coin laundry, a church occupying two bays, and a hair salon, producing \$105,264 in current annual rent. The car wash and one 1,200 SF retail bay are vacant, creating immediate lease-up upside or an owner-operator entry with in-place retail income offsetting carry costs.

At owner-provided pro forma rents, stabilized income is projected at \$216,000 per year. After a 5% vacancy allowance and 2% replacement reserves, projected NOI is approximately \$152,876, a projected 6.1% cap rate at the \$2,500,000 list price. Seller financing is available.

KEY HIGHLIGHTS

- Diversified, service-oriented income across six units
- Car wash anchor with 24-hour operating format
- 17,500 vehicles per day on site frontage, plus I-95 exposure
- Orange Avenue is main throughfare for beach access
- CG zoning flexibility: automotive, retail, office, restaurant, hotel
- Two vacant units offer lease-up or owner-operator upside
- Seller financing available

Pro forma figures are projections at owner-provided rates and are not guaranteed. Current in-place figures reflect two vacant units. Buyer to independently verify all information.

\$2,500,000

LIST PRICE

9,060 SF

BUILDING AREA

1.45 AC

CG-ZONED PARCEL

\$152,876

PROJECTED NOI (PRO FORMA)

6.1%

PROJECTED PRO FORMA CAP RATE



02 PROPERTY OVERVIEW



3901 | CAR WASH BUILDING

- 24-hour format: touch-free automatic bay, in-bay automatic, self-serve bays, and vacuum stations (per site photos)
- Approximately 3,060 SF (balance of total building area, estimated)
- Currently vacant with equipment in place
- Pro forma rent of \$4,000 per month if leased to an operator



3903 - 3911 | RETAIL STRIP

- Five retail bays of approximately 1,200 SF each (6,000 SF total)
- In place: coin laundry (3903), church (3905 and 3907), hair salon (3909)
- One vacant bay (3911, former restaurant) ready for lease-up
- All five bays and the car wash are legally one parcel, registered as 3901 Orange Ave

ALLOWABLE USES UNDER CG ZONING

AUTOMOTIVE	RETAIL	OFFICE	RESTAURANT	ENTERTAINMENT	HOTEL
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Zoning and permitted uses to be independently verified by buyer with the governing municipality.

03 RENT ROLL & FINANCIALS

UNIT	USE	SF	CURRENT RENT / MO	LEASE EXP	INCREASES	PRO FORMA RENT / MO
3901	Car Wash	3,060*	\$0 (vacant)	Vacant		\$4,000
3903	Coin Laundry	1,200	\$2,472	8/1/2027	4% / yr	\$2,800
3905	Church (1st bay)	1,200	\$2,000	8/1/2028	5% / yr	\$2,800
3907	Church (2nd bay)	1,200	\$2,000	8/1/2028	5% / yr	\$2,800
3909	Hair Salon	1,200	\$2,300	MTM		\$2,800
3911	Restaurant	1,200	\$0 (vacant)	Vacant		\$2,800
TOTAL	6 Units	9,060	\$8,772			\$18,000

CURRENT (IN-PLACE)

\$105,264 GROSS INCOME / YR

\$49,891 NOI / YR

2.0% CAP RATE AT LIST

OPERATING EXPENSES (ANNUAL)

EXPENSE	CURRENT	PRO FORMA
Electric (parking lights)	\$7,200	\$7,200
Water & sewer	\$2,400	\$2,400
Landscaping	\$3,600	\$3,600
Liability insurance	\$3,600	\$3,600
Taxes (2025)	\$31,204.44	\$31,204.44
Vacancy (5% of gross)	\$5,263.20	\$10,800.00
Reserves (2% of gross)	\$2,105.28	\$4,320.00
TOTAL	\$55,372.92	\$63,124.44

PRO FORMA (PROJECTED)

\$216,000 GROSS INCOME / YR

\$152,876 PROJECTED NOI / YR

6.1% PROJECTED CAP AT LIST

*Car wash SF estimated as the balance of the 9,060 SF total building area (retail bays are approximately 1,200 SF each). Pro forma income is projected upon full lease-up at owner-provided rates. Both columns include a 5% vacancy allowance and 2% replacement reserves on gross income; a management fee is not included. Current NOI reflects in-place rents with two vacant units. All figures provided by ownership unless noted; buyer to independently verify.

04 THE CAR WASH OPPORTUNITY

17,481

VEHICLES / DAY ON ORANGE AVE AT SITE
FRONTAGE (2023 COUNT)

72,427

VEHICLES / DAY ON I-95 AT EXIT 131,
ADJACENT TO SITE

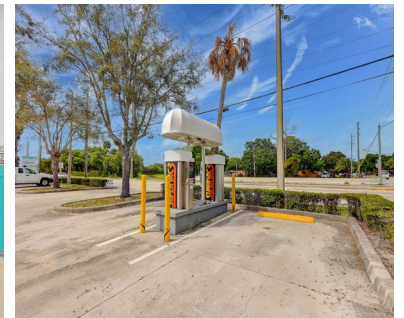
±500 FT

FROM THE I-95 RIGHT-OF-WAY, EASTBOUND
EXIT RAMP SIDE

A turnkey entry for an owner-operator. The 24-hour car wash sits directly on the Orange Ave (SR 68) corridor at I-95 Exit 131, capturing both local traffic and interstate pull-through. Site frontage traffic of approximately 17,500 vehicles per day sits above the 15,000 minimum commonly cited for express wash sites (industry benchmark per the demographics report provided by ownership).

Positioning. Based on trade-area incomes, ownership's market analysis supports value pricing: base washes in the \$9 to \$15 range and unlimited membership programs in the \$19.99 to \$29.99 range, with membership marketing directed toward the higher-income US-1 and island corridors east of the site.

Income while you build. In-place retail rents of \$8,772 per month offset carry while an operator ramps the wash. Alternatively, a passive investor can lease the wash at the owner-provided pro forma rate of \$4,000 per month (\$48,000 per year).



Traffic counts: FDOT-sourced AADT per St. Lucie TPO Fall 2024 Traffic Counts and Level of Service Report (2023 physical counts). Pricing ranges are ownership's market analysis, not a guarantee of performance. Buyer to verify equipment condition and all operating assumptions.

05 THE RETAIL OPPORTUNITY

6,000 SF

FIVE RETAIL BAYS OF APPROXIMATELY
1,200 SF EACH

\$2,800/MO

OWNER-PROVIDED PRO FORMA RENT PER
BAY

±28%

PROJECTED MARK-TO-MARKET UPSIDE ON
OCCUPIED BAYS

A second-generation restaurant, ready for a tenant. The vacant 3911 bay is a fitted restaurant space with a full commercial kitchen in place: hood and exhaust system, range, griddle, fryers, and reach-in refrigeration, plus a finished dining room (per site photos). The infrastructure sharply reduces tenant build-out cost, supporting faster lease-up at the pro forma rate and widening the pool of qualified food-service tenants.

Durable in-place tenancy with built-in growth. The coin laundry runs through 8/2027 with 4% annual increases and the church holds two bays through 8/2028 with 5% annual increases, providing contractual income growth. The hair salon is month-to-month at \$2,300, offering a near-term opportunity to re-set to the \$2,800 pro forma rate.

Mark-to-market upside. Occupied bays average \$2,193 per month against the owner-provided pro forma of \$2,800, a projected upside of approximately 28% as leases roll, in addition to lease-up of the vacant restaurant bay at \$2,800 per month.



Kitchen equipment and build-out convey per site photos; inventory, condition, and code compliance to be verified by buyer. Pro forma rents and mark-to-market figures are owner-provided projections, not guaranteed. Lease terms per ownership; buyer to review all leases during due diligence.

06 LOCATION & DEMOGRAPHICS



Orange Ave (SR 68) frontage with I-95 Exit 131 immediately west; a primary corridor connecting western St. Lucie County to downtown Fort Pierce and the beaches.

50,805

CITY OF FORT PIERCE
POPULATION

±360,000

ST. LUCIE COUNTY POPULATION

\$69,027

COUNTY MEDIAN HOUSEHOLD
INCOME

\$44,985

ZIP 34947 MEDIAN HOUSEHOLD
INCOME

58-72K

EST. POPULATION, 3-MILE
RADIUS

90-110K

EST. POPULATION, 5-MILE
RADIUS

MARKET CONTEXT

- Workforce-oriented daytime population along the Orange Ave and I-95 industrial and retail corridor
- Higher-income households concentrate in the 5-mile ring toward US-1, downtown Fort Pierce, and Hutchinson Island
- Fort Pierce is a net daytime population importer, supporting service and convenience retail demand

Sources: U.S. Census Bureau ACS 2023 and 2024 5-year estimates; FDOT / St. Lucie TPO Fall 2024 LOS Report. Radius figures are directional estimates blended from surrounding Census geographies (±15%), not a GIS ring report; buyer to verify.

07 THREE WAYS TO WIN



A OWNER-OPERATOR

- Occupy and operate the 24-hour car wash; equipment in place
- \$8,772 per month of in-place retail rent offsets carry from day one
- Membership program upside toward higher-income corridors east of the site



B PASSIVE VALUE-ADD

- Lease the two vacant units at owner-provided pro forma rates
- Re-set in-place leases toward pro forma on expiry (2027, 2028, MTM)
- Projected stabilized NOI of approximately \$152,876 (projected 6.1% cap)



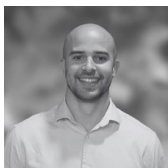
C LONG-TERM REPOSITION

- 1.45 AC of CG-zoned land on a signalized beach corridor at an I-95 exit
- Zoning flexibility spans automotive, retail, office, restaurant, and hotel uses
- Hold for income today with redevelopment optionality tomorrow

SELLER FINANCING AVAILABLE Terms negotiable with qualified buyers. Contact the listing advisors for details.



EXCLUSIVELY LISTED BY



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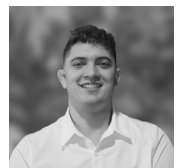


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