

FOR SALE



**OPERATIONAL EXPRESS CAR WASH ON ±1.50 AC**

## **EXPRESS CAR WASH ON ±1.5 AC**

1821 S STATE RD 7, NORTH LAUDERDALE, FL 33068 (BROWARD COUNTY)

LINDSEY MEYERS | 404.556.4960 | LINDSEY@SRACRE.COM | SRACRE.COM

**SOUTHEAST  
RETAIL ADVISORS**

# INVESTMENT SUMMARY

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OFFERING PRICE CONTACT BROKER

## PROPERTY SPECIFICATIONS

ADDRESS 1821 S STATE RD 7  
NORTH LAUDERDALE, FL 33068

BUILDING ±3,708 SF

ACREAGE ±1.5 AC

YEAR BUILT AUGUST 2023

BUILDING TYPE SINGLE TENANT

BUILDING USE EXPRESS CAR WASH

TUNNEL LENGTH 130'

VACUUMS 22

PAY STATIONS 3

OWNERSHIP TYPE FEE SIMPLE LAND & BUILDING

ZONING B-3

LAND USE CAR WASH

CITY NORTH LAUDERDALE

COUNTY BROWARD COUNTY

PARCEL ID 49-41-12-34-0020

## PROPERTY HIGHLIGHTS

- EXISTING EXPRESS CAR WASH ON ±1.5 AC
- HEAVILY TRAVELLED CORRIDOR WITH LIMITED CAR WASH COMPETITION IN IMMEDIATE AREA
- NEW CONSTRUCTION – OPENED AUGUST 2023
- SALE SUBJECT TO FRANCHISE AGREEMENT WITH DIRTY DOGS CAR WASH OR TERMINATION FEE REQUIRED
- EXISTING EXPRESS CAR WASH CONSISTING OF:
  - 3,708 SF BUILDING
  - 130' TUNNEL
  - 22 VACUUMS
  - 3 PAY STATIONS

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	22,936	171,347	483,286
HOUSEHOLDS	7,807	67,665	189,945
AVG HH INCOME	\$59,860	\$64,512	\$67,389

## TRAFFIC COUNTS

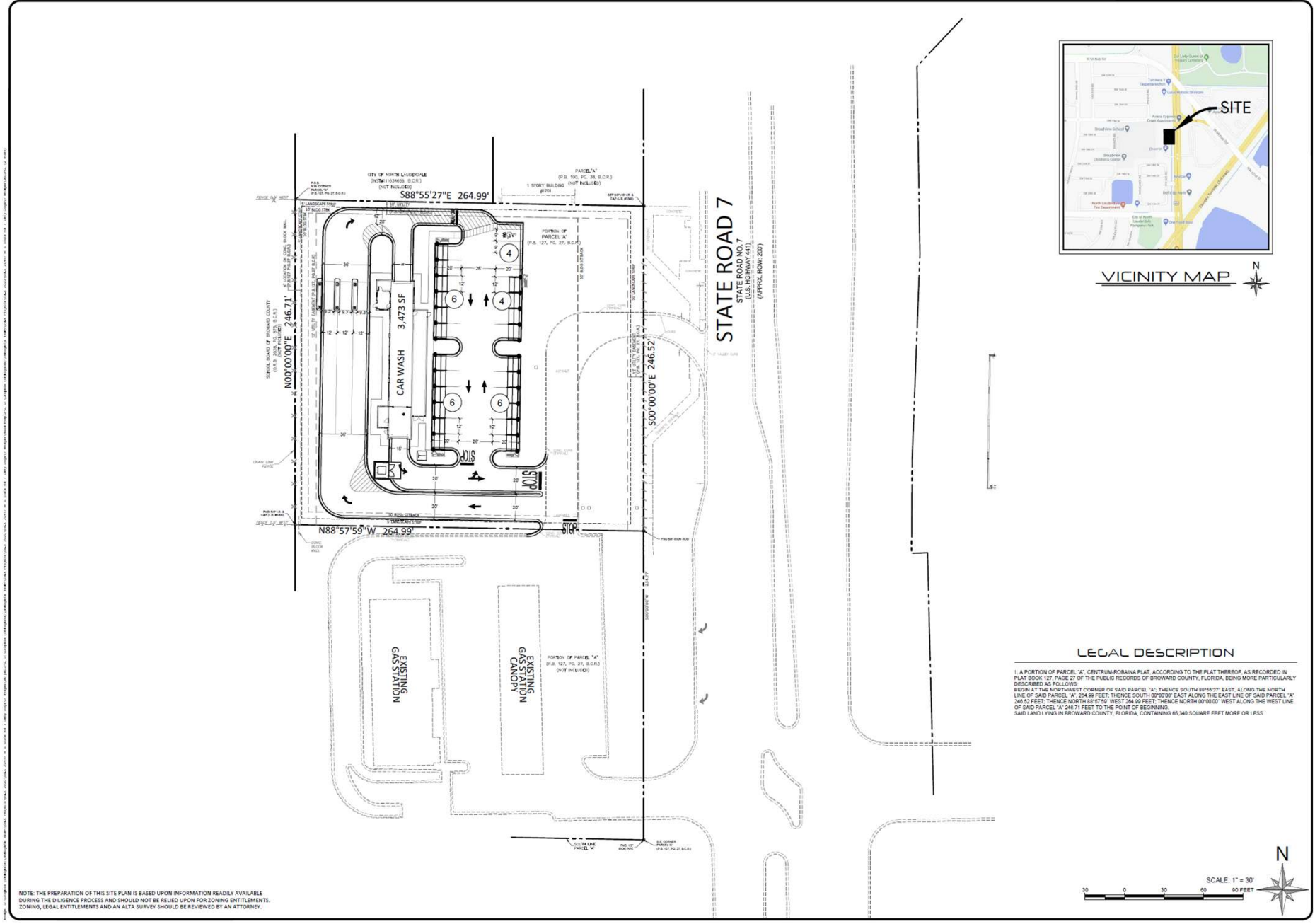
43,500 AADT – S STATE RD 7

## TENANTS IN IMMEDIATE AREA



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# SITE PLAN

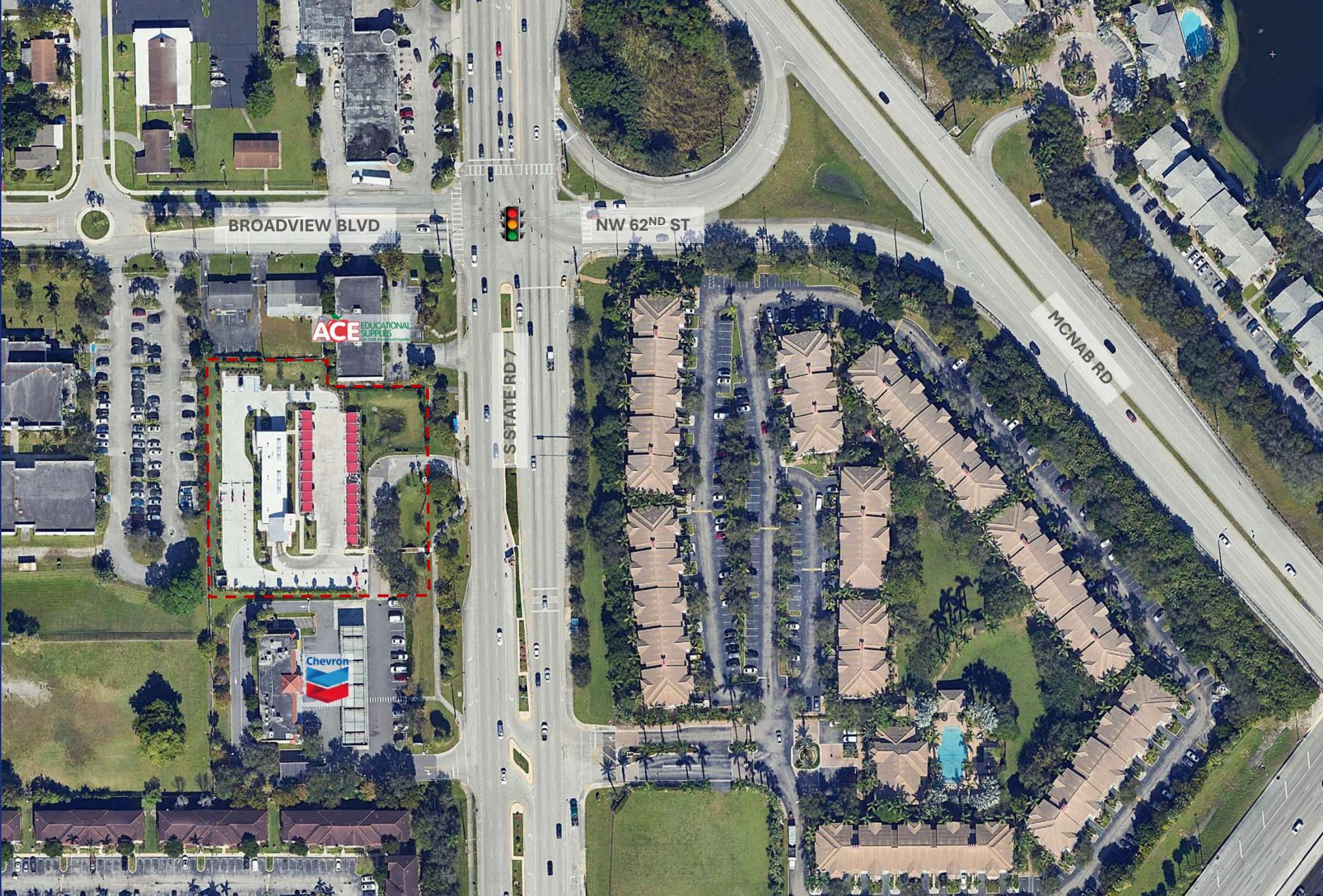


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AERIAL



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**851 Broken Sound Parkway NW, Suite 160, Boca Raton, FL 33487**

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