

NAPLES, FLORIDA

Naples Car Wash and Pad



11760 TAMiami TRAIL EAST, NAPLES, FL 34113



THE SB GROUP
REAL ESTATE

Naples Car Wash and Pad

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NAPLES CAR WASH AND PAD

01 **Executive Summary**
Investment Summary

OFFERING SUMMARY

ADDRESS	11760 Tamiami Trail East Naples FL 34113
COUNTY	Collier
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$7,500,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	6,094	34,844	72,535
2024 Median HH Income	\$83,906	\$75,835	\$76,358
2024 Average HH Income	\$126,999	\$114,936	\$114,976

- Property is adjacent to Home Depot Site. Access to Home Depot will travel through this property. Discover a lucrative investment opportunity at 11760 Tamiami Trail East! This specialty property is a hidden gem waiting to be uncovered by savvy investors looking for impressive ROI potential. With its prime location and unique features, this property offers a rare chance to maximize returns and secure a profitable investment for the future.
- Seize the opportunity to invest in a property that promises not only financial rewards but also long-term growth and stability. With its strategic location, unique features, and versatile potential, this specialty property at 11760 Tamiami Trail East is a rare find in today's competitive market. Make a smart investment choice and unlock the doors to a prosperous future with this remarkable property.

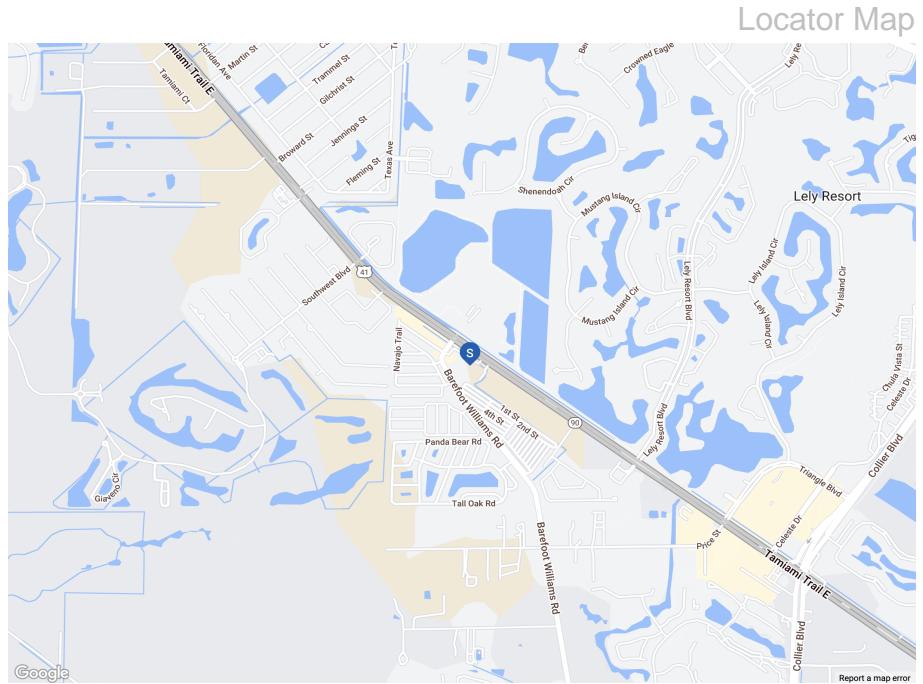
NAPLES CAR WASH AND PAD

02

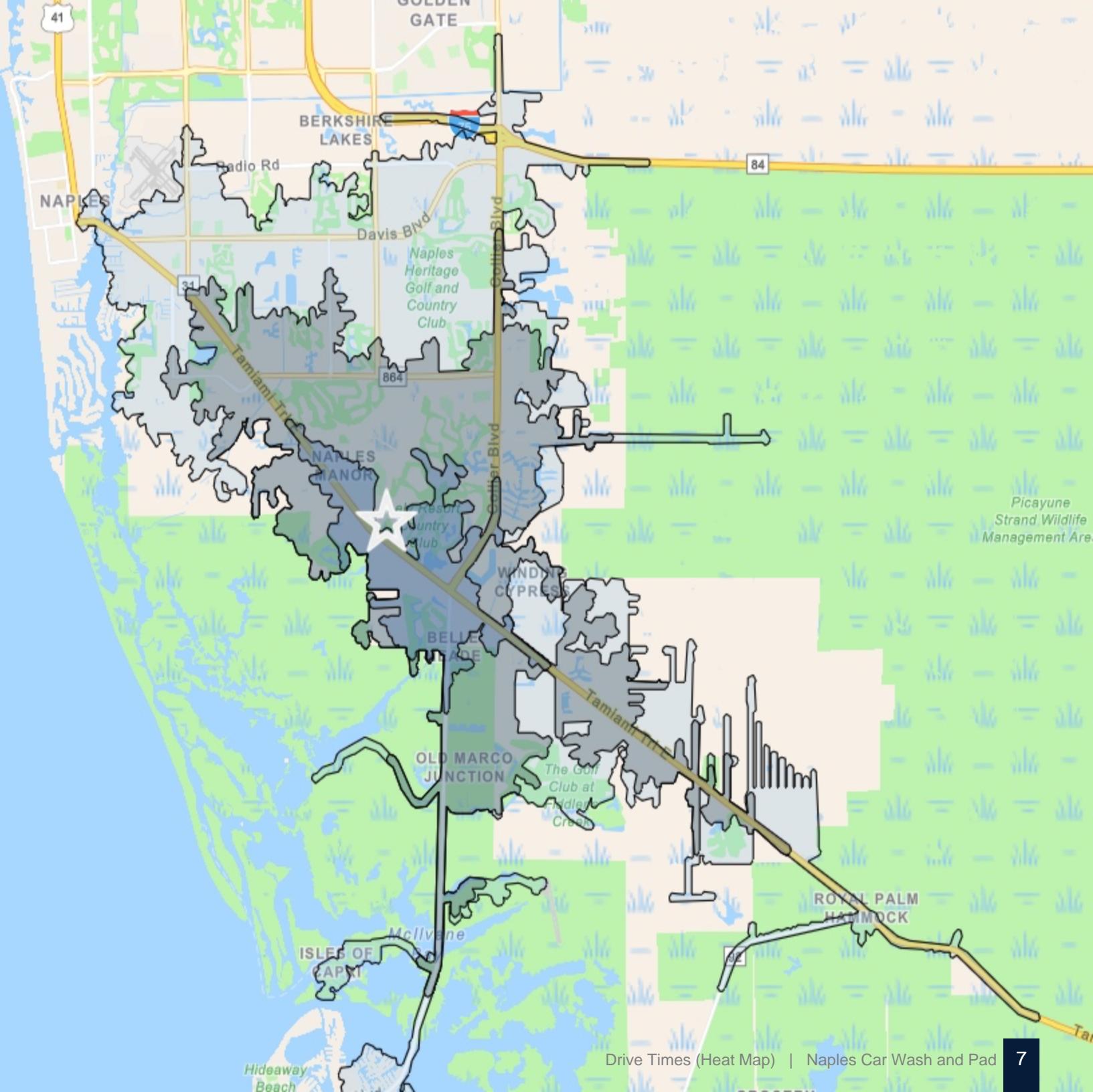
Location

Location Summary
Drive Times (Heat Map)

- The property is located on Tamiami Trail East, a major thoroughfare in Naples, FL, known for its high traffic volume and visibility. The property will be adjacent to new development from Home Depot. The access to Home Depot will travel through this property for access.
- The surrounding area features a mix of commercial developments, including retail stores, restaurants, and service businesses, making it a prime location for attracting customers.
- Nearby attractions such as the Naples Botanical Garden and Sugden Regional Park draw visitors to the area, potentially increasing foot traffic for businesses in the vicinity.
- The property is situated in close proximity to residential neighborhoods, providing a local customer base and potential workforce for businesses in the area.
- With easy access to major roadways and highways, the location offers convenient transportation options for employees, customers, and suppliers.



5 Minute Radius
10 Minute Radius
15 Minute Radius



NAPLES CAR WASH AND PAD

- 03 **Financial Analysis**
 - Income & Expense Analysis
 - Multi-Year Cash Flow Assumptions

REVENUE ALLOCATION
PRO FORMA

DISTRIBUTION OF EXPENSES
PRO FORMA

GLOBAL

Price	\$7,500,000
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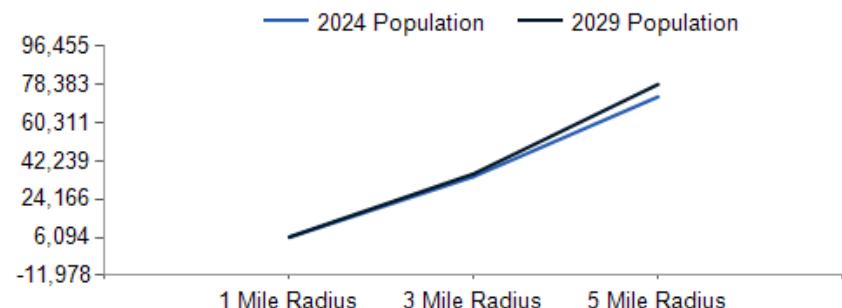
NAPLES CAR WASH AND PAD

04

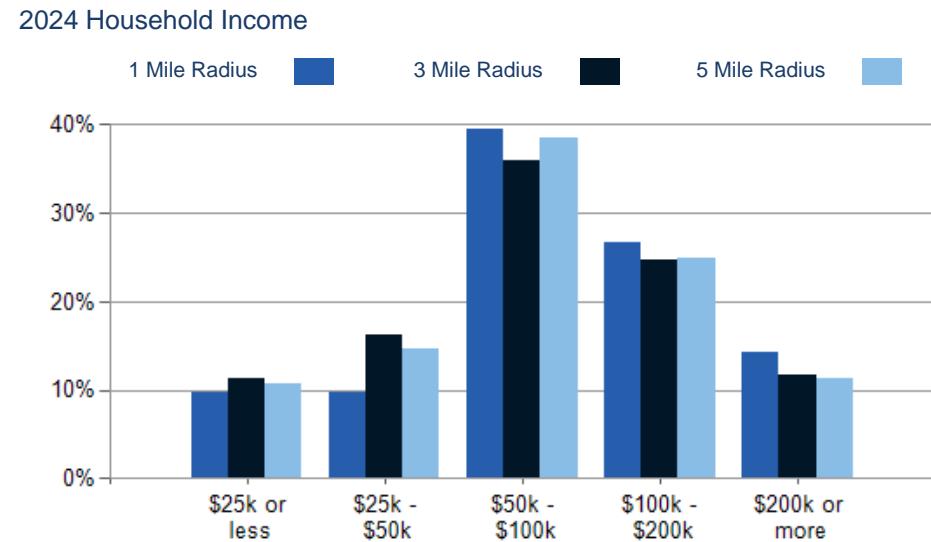
Demographics

Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,718	19,335	43,991
2010 Population	4,797	25,793	53,143
2024 Population	6,094	34,844	72,535
2029 Population	6,294	36,153	78,383
2024-2029: Population: Growth Rate	3.25%	3.70%	7.80%

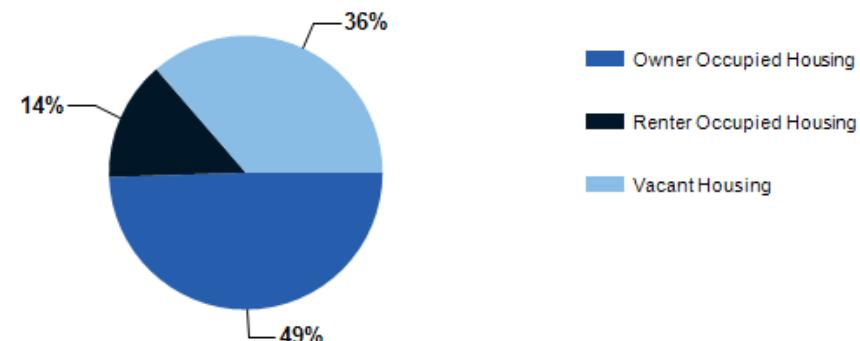


2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	139	1,109	2,147
\$15,000-\$24,999	116	749	1,532
\$25,000-\$34,999	119	1,176	2,010
\$35,000-\$49,999	134	1,470	2,988
\$50,000-\$74,999	614	3,542	8,053
\$75,000-\$99,999	409	2,326	5,099
\$100,000-\$149,999	517	2,639	5,377
\$150,000-\$199,999	177	1,378	3,124
\$200,000 or greater	370	1,912	3,874
Median HH Income	\$83,906	\$75,835	\$76,358
Average HH Income	\$126,999	\$114,936	\$114,976



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,275	11,962	26,601
2010 Total Households	1,715	10,747	23,206
2024 Total Households	2,595	16,301	34,205
2029 Total Households	2,778	17,527	38,230
2024 Average Household Size	2.35	2.11	2.08
2024-2029: Households: Growth Rate	6.85%	7.30%	11.25%

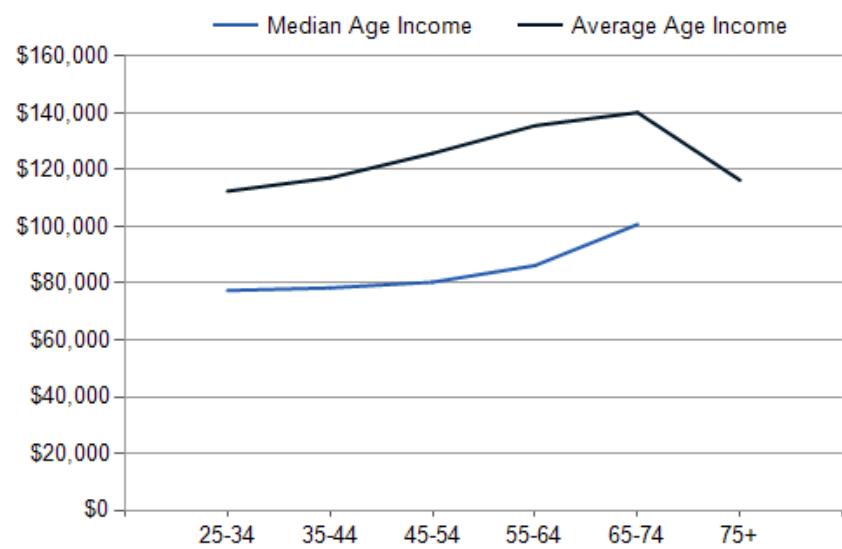
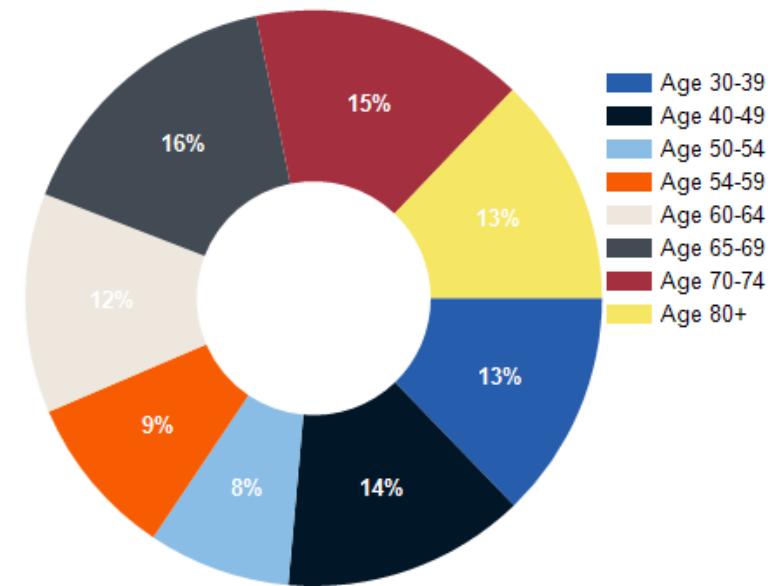
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	243	1,330	3,107
2024 Population Age 35-39	282	1,316	2,886
2024 Population Age 40-44	279	1,330	2,919
2024 Population Age 45-49	281	1,423	3,016
2024 Population Age 50-54	328	1,739	3,598
2024 Population Age 55-59	376	2,159	4,530
2024 Population Age 60-64	507	2,938	6,160
2024 Population Age 65-69	653	3,618	7,328
2024 Population Age 70-74	630	3,951	8,135
2024 Population Age 75-79	529	3,628	7,493
2024 Population Age 80-84	312	2,280	4,668
2024 Population Age 85+	166	1,805	3,483
2024 Population Age 18+	5,208	30,702	64,180
2024 Median Age	57	61	61
2029 Median Age	58	63	62

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,392	\$71,382	\$71,032
Average Household Income 25-34	\$112,419	\$99,980	\$98,472
Median Household Income 35-44	\$78,339	\$76,185	\$78,943
Average Household Income 35-44	\$117,086	\$111,759	\$113,790
Median Household Income 45-54	\$80,344	\$81,544	\$82,347
Average Household Income 45-54	\$125,736	\$120,564	\$120,191
Median Household Income 55-64	\$86,202	\$85,658	\$85,724
Average Household Income 55-64	\$135,494	\$131,294	\$129,225
Median Household Income 65-74	\$100,697	\$85,905	\$83,014
Average Household Income 65-74	\$140,115	\$128,490	\$124,546
Average Household Income 75+	\$116,271	\$97,128	\$102,691



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