



**FOR SALE**

**CARWASH &  
DETAIL FACILITY**

**10,160 SF**

**1581 BERWICK DR  
CHAMPIONSGATE, FL  
33896**

**EXCLUSIVELY LISTED BY:**

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**THE REAL ESTATE  
COLLECTION™**





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PROPERTY ADDRESS

1581 Berwick Dr,  
ChampionsGate, FL  
33896

TOTAL BUILDING SIZE  
Heated SF

10,160 SF  
5,436 SF

LOT SIZE

.98 Acres

PARCEL NUMBER

33-25-27-3391-0001-  
0050

ASKING PRICE

**\$4,650,000**

PRICE PER UNIT

**\$457.68 SF**

PARKING SPACES

15+

BUILDING TYPE

CARWASH

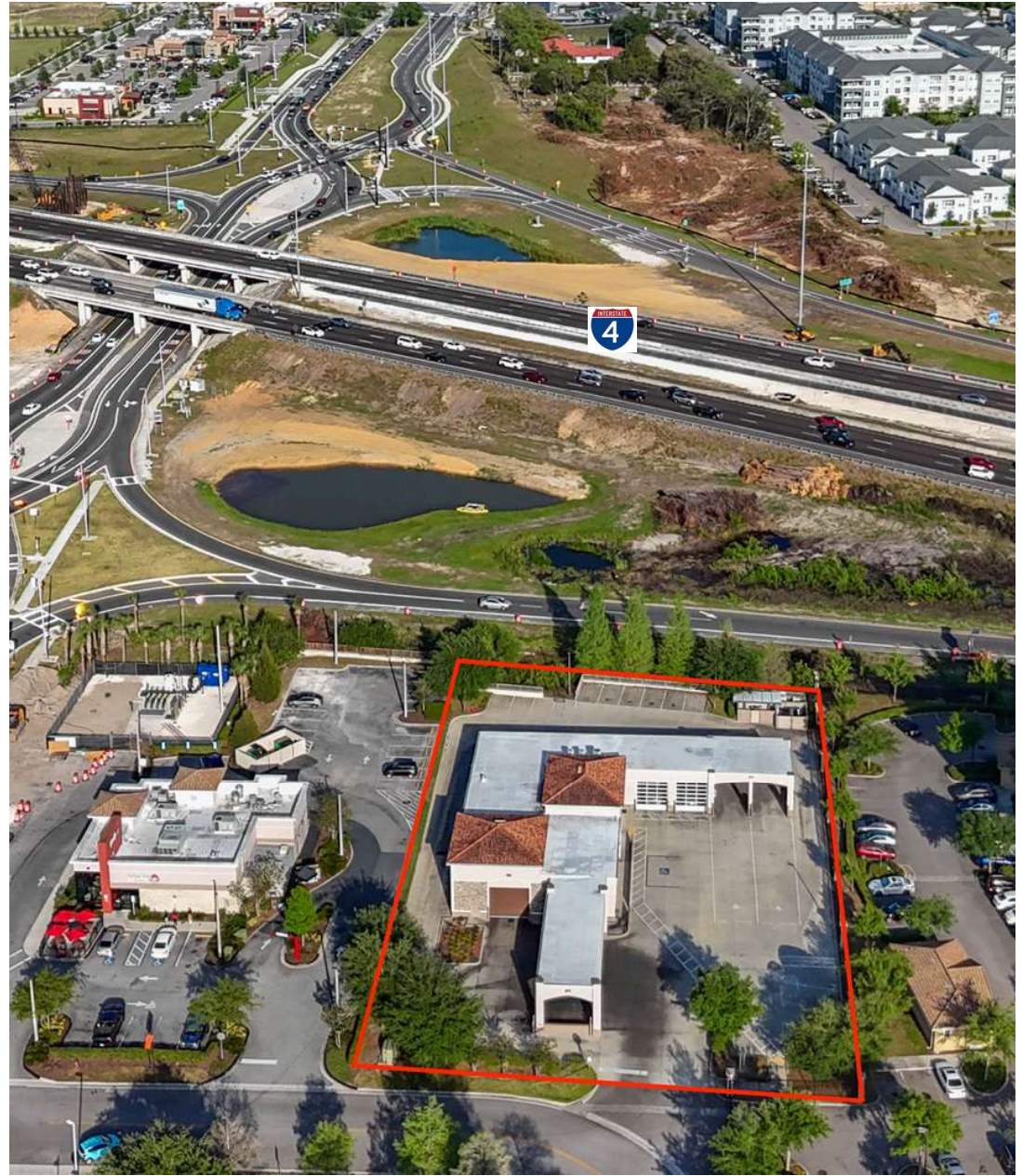
YEAR BUILT

2016

ZONING

PD | COMMERCIAL

# THE OFFERING



INVESTMENT OVERVIEW

1581 BERWICK DR CHAMPIONSGATE, FL 33896



# PROPERTY SUMMARY



State-of-the-art Car Wash Facility with an on-site Café & Coffee Shop, strategically located on an acre of prime real estate in the bustling heart of ChampionsGate, Florida. Strategically located in a high traffic location that gets over 60,000+ vehicles passing per day.

Positioned just off I-4, Exit 58, this high-visibility location offers seamless access to Orlando, major airports, and Walt Disney World Resort (just 15 minutes away)—making it a magnet for both local and tourist traffic

Upon entering, guests are welcomed into a spacious customer service lobby, a charming café & coffee bar with indoor seating, and a retail gift shop—unique additions that generate extra revenue and enhance the customer experience.

ChampionsGate, a master-planned community known for its luxury resorts, championship golf courses, and upscale amenities. Nearby attractions include Omni Orlando Resort at ChampionsGate, Posner Park Shopping Mall, and close proximity to Orlando International Airport, major highways, and thriving residential and commercial development.

The expansive lot is ideal for future development or for continuing the operation of a car wash business in a region of Central Florida experiencing significant growth and development.

Property values in ChampionsGate are expected to rise, making it a promising location for long-term investments. With its modern infrastructure and prime location.



## PROPERTY HIGHLIGHTS

- Location gets over 60,000+ vehicles passing per day
- Modern, Fully Operational Car Wash & Detail Center
- Top of the Line Wash Link System Included
- Automatic 110' Tunnel Wash + Hand Wash Bays
- Over 20,000 sq. ft. of Concrete Parking & Drives
- Inside Building Features (2) Office Suites: Ground Floor & on the 2nd Floor
- Recently built out Café/Coffee Bar

## ADDITIONAL INCOME OPPORTUNITIES

- Second-Floor Loft/Office Space (~800 sq. ft.) with private bathroom, storage closet, and balcony—ideal for leasing or expanding operations.
- Expand café menu and services to boost profitability or lease space















# DEMOGRAPHICS

## POPULATION

2024 ESTIMATES	1 Mile	5 Mile	10 Mile
Total Population	10,774	111,837	330,568
Average HH Income	\$87,341	\$89,290	\$82,980
Median Age	37.1	37.8	37.5

## POPULATION & GROWTH

2029 PROJECTIONS	1 Mile	5 Mile	10 Mile
Total Population	16,151	165,893	479,525
Growth 2024-2029	49.1%	48.33%	45.06%
Growth 2020-2024	120.73%	87.24%	65.20%

## TRAFFIC

Collection Street	Cross Street	Traffic Volume
I4	Osceola Polk Line Rd NE	64,208
I4	I4 N	115,000
ChampionsGate Blvd	ChampionsGate Blvd E	23,774



AERIAL





AERIAL

AERIALS & MAPS



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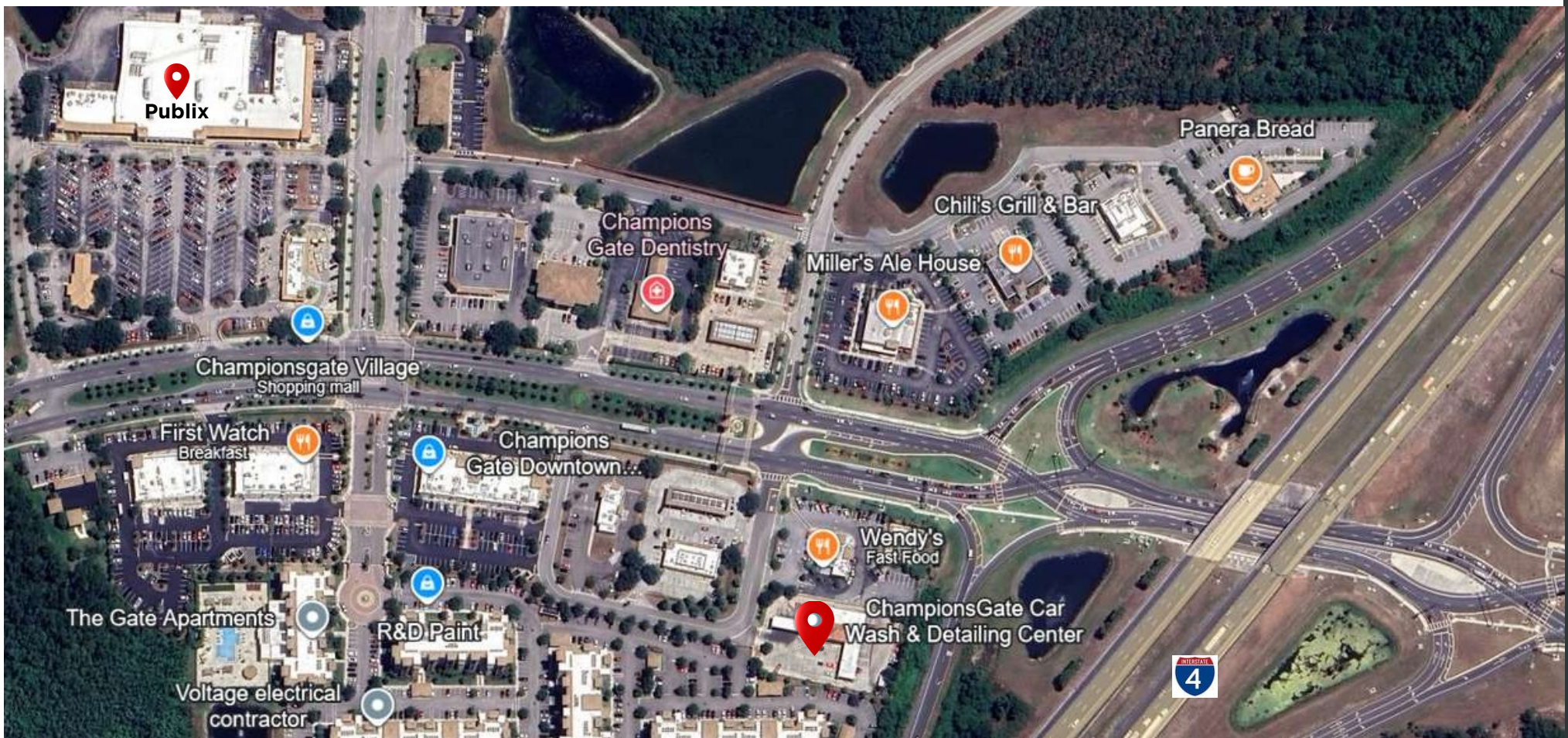
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AERIALS & MAPS

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# MAP







## CONTACT FOR MORE INFO:

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