

FOR SALE



Proposed Expansion For Visual Purposes Only.

OFFERING MEMORANDUM
PELICAN EXPRESS CAR WASH
LAND & OPERATING BUSINESS SALE
13020 US HIGHWAY 1, SEBASTIAN, FL 32958

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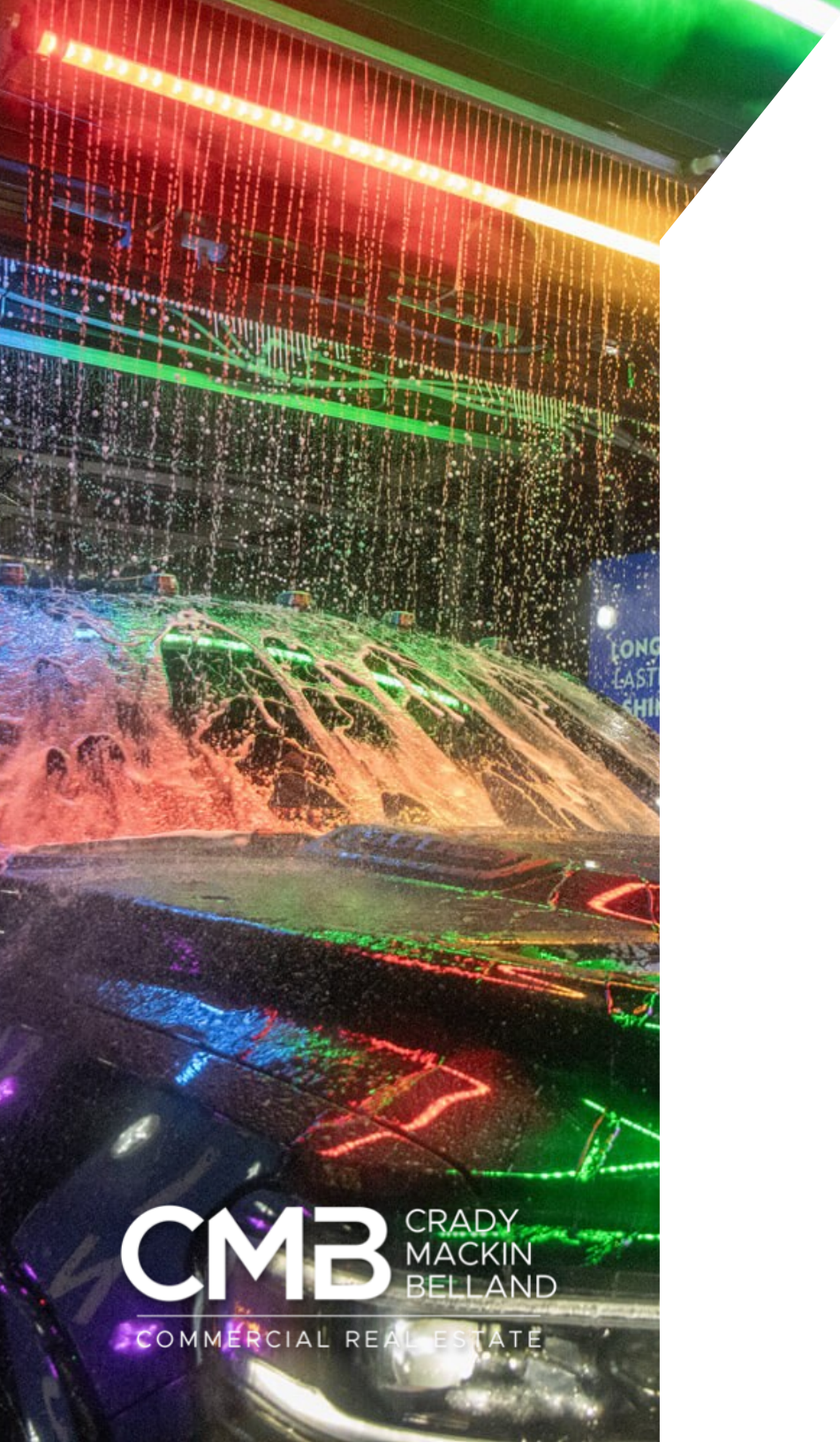


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Sebastian, FL

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CONTACT INFORMATION

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EXECUTIVE SUMMARY

Presenting the opportunity to acquire the land and operating business of an established car wash located at 13020 US Highway 1 in Sebastian, Florida. The sale is structured as a full turnkey package: real estate, site infrastructure, the existing membership base, and the operating business transfer together, giving a buyer immediate, income-producing operations from day one.

The facility underwent a complete renovation in 2023 totaling \$1M, and is being offered with approved plans already secured for two forward-looking capital projects: a tunnel expansion and an exterior refresh. Because these plans are already approved, a buyer can pursue this additional upside without absorbing the entitlement risk and lead time typically associated with expanding a wash facility.

The business carries a strong existing membership base of 1,795 active memberships, supporting a recurring-revenue model layered on top of retail (single-wash) volume. Trailing 12-month data of 75,751 vehicles serviced demonstrates consistent site utilization at this location.

The property sits directly on US Highway 1, a primary north-south commercial corridor through Sebastian and Indian River County – a market that has seen steady, sustained population growth in recent years.

Full financial, operational, and legal due-diligence reports are available to qualified, prequalified buyers upon execution of a non-disclosure agreement.

1,795 ACTIVE MEMBERSHIPS	75,751 1-YEAR VEHICLE COUNT	2023 YEAR RENOVATED
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INVESTMENT HIGHLIGHTS

- **Full turnkey package:** the sale includes land, infrastructure, the membership base, and the operating business.
- \$1,000,000 worth of renovations finished in 2023.
- **Approved plans** already in hand for both a tunnel expansion and an exterior refresh – shovel-ready upside for the next owner.
- **100 ft of tunnel equipment installed.** Current tunnel length spans 65' with plans to expand to a total of 80'
- Established recurring-revenue membership base of **1,795 active memberships.**
- Proven throughput: 75,751 vehicles serviced over the trailing 12 months.
- High-visibility location on busy **US Highway 1** in Sebastian, Florida, across from Walmart Supercenter and other national brands.
- Full financial, operational, and due-diligence reports available to qualified buyers upon execution of a confidentiality agreement.

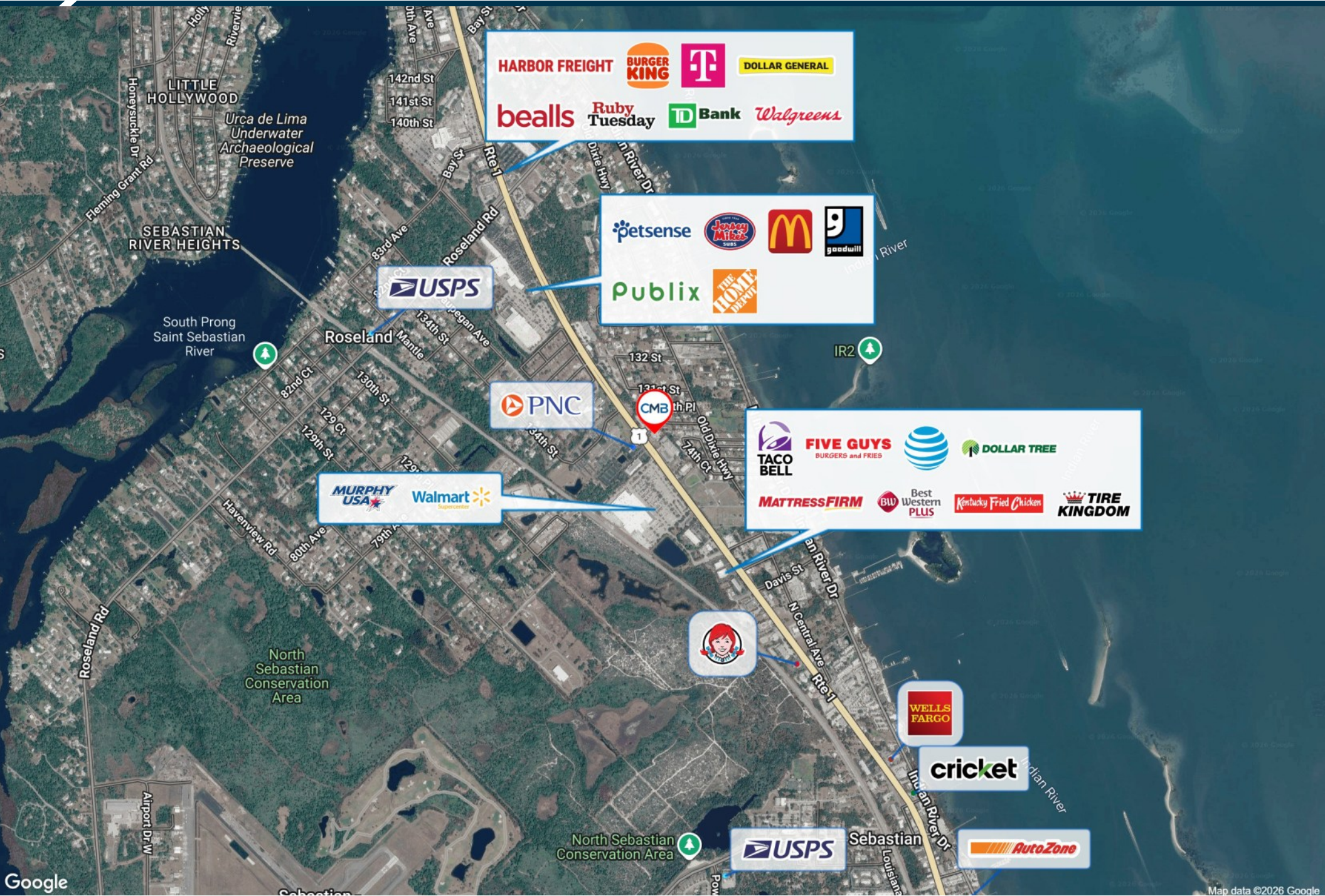


INVESTMENT OVERVIEW

PRICE	\$3,900,000
TOTAL SQUARE FOOTAGE	3,854 SF
OFFERING TYPE	Land & Operating Business
ASSET TYPE	Tunnel / Express Car Wash
RENOVATION COMPLETED	2023
APPROVED ENTITLEMENTS	Approved plans for tunnel expansion and exterior refresh
ACTIVE MEMBERSHIPS	1,795
TRAFFIC COUNT	30,000 AADT
ZONING	CR–Commercial Riverfront
LAND USE	Riverfront Mixed Use
PARCEL ID	30382100001000000023.0



SITE SURROUNDINGS



CURRENT PROPERTY PHOTOS



PROPOSED EXPANSION RENDERING



DEMOGRAPHICS

13020 US Highway 1, Sebastian, FL

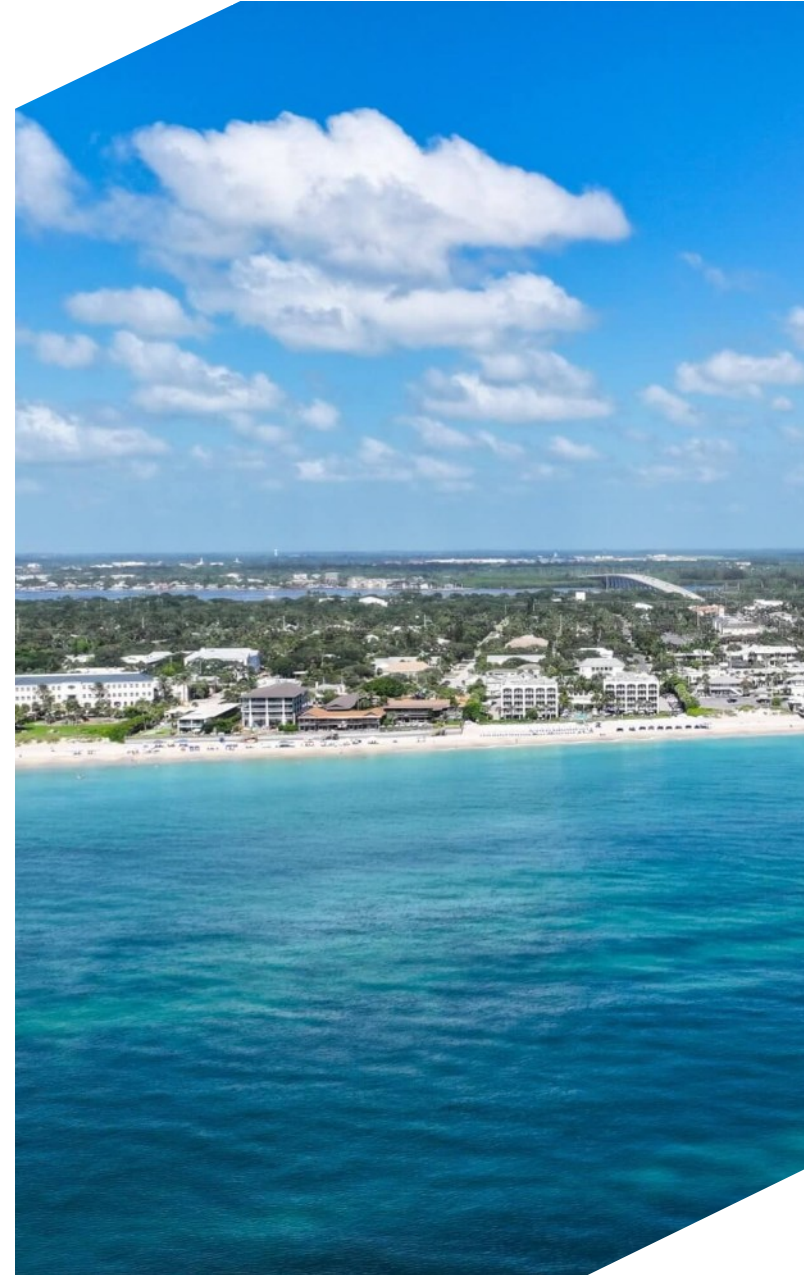
Radius	1 mile	3 miles	5 miles
Population			
2020 Population	1,341	11,297	34,881
2025 Population	1,632	12,229	38,206
2030 Population Projection	1,763	12,987	40,729
Households			
2020 Households	697	5,553	16,862
2025 Households	833	5,957	18,404
2030 Household Projection	896	6,311	19,603
Households By Income			
Avg Household Income	\$97,871	\$81,798	\$81,863
Median Household Income	\$73,766	\$66,908	\$63,158
Housing			
Owner Occupied Households	657	4,954	16,421
Renter Occupied Households	240	1,356	3,182



LOCATION & AREA OVERVIEW

The property fronts US Highway 1, the primary commercial corridor running through Sebastian in Indian River County, Florida – a well-established retail and residential trade area on Florida's Treasure Coast.

- Sebastian, FL population: approximately 27,817 (2026 estimate), up 10.76% since the 2020 Census, growing at roughly 1.7% annually.
- Indian River County population: projected at 172,550 in 2026, an 8.4% increase since 2019; median household income of \$73,491 (2024).
- Site frontage: approximately 159' feet along US Highway 1.
- US-1 Average Annual Daily Traffic (AADT) near this site: approximately 30,000 vehicles per day as of 2025.
- Immediate surroundings: situated directly across US Highway 1 from a Walmart Supercenter, within the same retail corridor as PNC Bank, Enterprise Rent-A-Car, Taco Bell, Home Depot, and Publix, with St. Sebastian Catholic Church a short distance south.



CONTACT INFORMATION

Pelican Express Car Wash

13020 US Highway 1

Sebastian, FL 32958

\$3,900,000

PURCHASE PRICE

Matthew Mondo

Partner

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