



8405 Beach Blvd
Jacksonville, FL

Business & Real Estate
For Sale

Offering Memorandum



MATTHEWS™

Exclusively Listed By

Point of Contact



Haidyn DeJean

Associate

(404) 960-4638

haidyn.dejean@matthews.com

License No. SA706736000 (AZ)



Simon Assaf

Senior Vice President & Director

(949) 873-0275

simon.assaf@matthews.com

License No. BR663663000 (AZ)

Kyle Matthews

Broker of Record

Broker Lic. No.: BK3554632 (FL)

Firm Lic. No.: CQ1066435 (FL)

MATTHEWS™

Table of Contents

03 | Property Overview

11 | Tenant Overview

12 | Market Overview

Property Overview

On The Move Car Wash

8405 Beach Blvd, Jacksonville, FL 32216



Property Overview



\$7,249,000

List Price

±1.12

Lot Size (AC)

±64,500

VPD (Beach Blvd)

2025

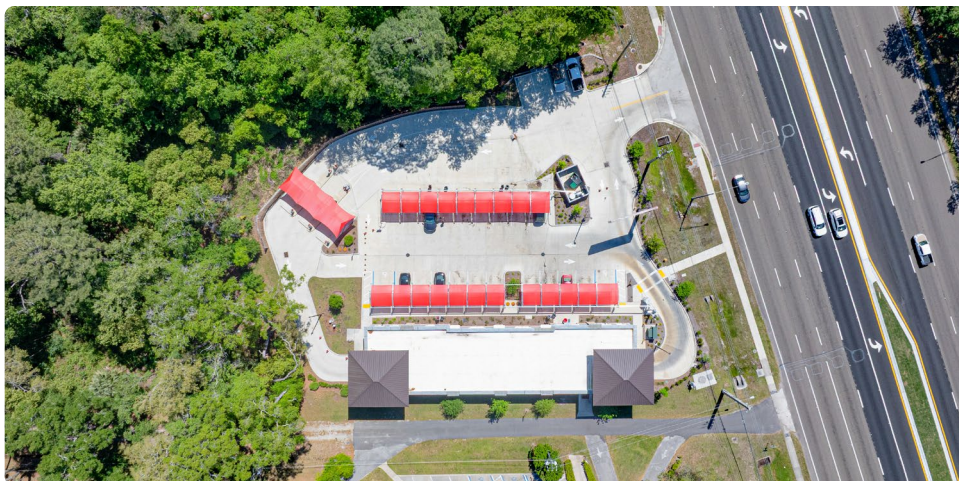
Year Built

Investment Highlights

- **New Construction Owner/User Opportunity**- Opportunity to acquire the building, business and underlying real estate for a newly constructed express carwash. Wash is equipped with eco-friendly and cutting-edge AVW Equipment ensuring a superior clean.
- **Unlimited Wash Club | Recurring Revenue Stream**- Wash benefits from an unlimited membership model, providing a consistent and predictable revenue stream. Unlimited pricing options of \$19, \$22, \$30, \$39, and \$49 for the touchless option.
- **Exceptional Exposure | High Visibility Site** Traffic counts along Beach Blvd exceed 64,500+ VPD providing exceptional visibility. Site benefits from nearly 200ft of frontage along Beach Blvd.

- **Consistent Population Growth (5.74% Over 5 Years) | Strong Local Economics**- Jacksonville has seen population growth in excess of 16% since 2020, with projections for an additional 16% growth by 2030. Consumers within a 1-mile radius spend over \$23 million annually on transportation and maintenance, and over \$658 million annually within a 5-mile radius.
- **Special Tax Advantage**- Under IRS Code Sections 179 these types of properties can qualify for business expense deductions up to 40 percent of the cost in the first year. Some car washes even qualify for “bonus depreciation” for personal property acquisitions in addition.*

Matthews™ does not provide tax, legal or account advice. This is for informational purposes only and is not intended to provide or be relied on for tax, legal or accounting advice.



For Financing inquiries please contact

Volt Migrino

(602) 317-8375

volt.migrino@matthews.com

Facilities Summary



Business Trade Name	On The Move Car Wash
Address	8405 Beach Blvd, Jacksonville, FL 32216
Wash Type	Express, Touchless
Tunnel/Conveyor Length	150', 125'
Equipment	AVW
Vacuums	23, Eurovac System
Pay Stations	3
Hours of Operation	Mon-Sun: 8:00am-8:00pm
Unlimited Wash Pricing	\$19, \$22, \$30, \$39, & \$49 (Touchless)



Neighborhood Amenities Map



Property Photos



Property Photos



Site Plan



Equipment Layout

EQUIPMENT SCHEDULE		
ITEM	PART #	EQUIPMENT LIST - TUNNEL
1	RC4	ROLLER CORRELATOR
2	CN1-3524	129"-6" CHAIN CONVEYOR
3	PGS1	PREP GUN
4	BA1	BUC GUN
5	BA1	BUG GUN
6	PH1-0315	PHOTO EYES
7	OT2-AA1	OCTA ² APPLICATOR ARCH
7A	J3179	AVLANCHE
8	CTA1	CHEMICAL TIRE APPLICATOR
9	TSTR1-EL	TIRE WASHER/TOP BRUSH COMBO - ELECTRIC
9A	TR1-EL	TOP BRUSH - ELECTRIC
9B	TSTR-EL	TIRE WASHER - ELECTRIC
9C	RB1-EL-0122	ROCKER PANEL BRUSH - ELECTRIC
10	OT2-AA1	OCTA ² APPLICATOR ARCH
11	OT2-WACB0405-EL	OCTA ² WRAP AROUND/CONTOUR COMBO - ELECTRIC
11A	WA1-EL	WRAP AROUND - ELECTRIC
11B	CBD405-EL	CONTOUR BRUSH - ELECTRIC
11C	SF1117	SDAP FOWER SET
12	OT2-PD1-EL	OCTA ² PIVOTING OSCILLATING APPLICATOR ARCH
13	RB12591B-EL	SINGLE BUMPER BLASTER - ELECTRIC
14	CTA1	CHEMICAL TIRE APPLICATOR
15	PWB1	PROTING WHEEL BLASTER
16	OT2-AA0	OCTA ² EMPTY ARCH
16A	J3179	BLOWER PRODUCER 15HP

EQUIPMENT SCHEDULE		
ITEM	PART #	EQUIPMENT LIST - TUNNEL
17	TR1-EL	TOP BRUSH - ELECTRIC
18	OT2-AA0	OCTA ² EMPTY ARCH
18A	AA5B-1	SHOWER TOP MANFOLD - 1 ROW
18B	AA5B-1	SHOWER TOP MANFOLD - 1 ROW
18C	AA5B-1	SHOWER TOP MANFOLD - 1 ROW
18D	AA5B-1	SHOWER TOP MANFOLD - 1 ROW
18E	AA5B-C	MIRROR RINSE
19	BL1A-C	PENTA BLOWER ARCH
19A	BL0522D-15	BLOWER PRODUCER 15HP
19B	BL0522D-15	BLOWER PRODUCER 15HP
20	BL1A-C	PENTA BLOWER ARCH
20A	BL0522D-15	BLOWER PRODUCER 15HP
20B	BL0522D-15	BLOWER PRODUCER 15HP
20C	BL0522D-15	BLOWER PRODUCER 15HP
21	BL1A-C	PENTA BLOWER ARCH
21A	BL0522D-15	BLOWER PRODUCER 15HP
21B	BL0522D-15	BLOWER PRODUCER 15HP
21C	BL0522D-15	BLOWER PRODUCER 15HP
22	BL1A-C	PENTA BLOWER ARCH
22A	BL0522D-15	BLOWER PRODUCER 15HP
22B	BL0522D-15	BLOWER PRODUCER 15HP
22C	BL0522D-15	BLOWER PRODUCER 15HP
22D	BL0522D-15	BLOWER PRODUCER 15HP
3A	PETIT	PETIT ADOUTRAC 360-T VEHICLE TRACKING SYSTEM

EQUIPMENT SCHEDULE		
ITEM	PART #	EQUIPMENT LIST - MECHANICAL ROOM
2A	CPU3	CONVEYOR POWER UNIT
3A	PSD10	SINGLE D10 PUMPING STATION
4A	CPS1	CHEMICAL PUMP PANEL - NON-FOAMING
5A	CPS1	CHEMICAL PUMP PANEL - NON-FOAMING
6A	CPS1	CHEMICAL PUMP PANEL - NON-FOAMING
9AB	TR1-SKP-2011	TOP BRUSH ASSIST PANEL
9BA	WA1P	AIR CONTROL PANEL
9BB	AP51-2F	DUAL FLOJET PUMP PANEL
9CDA	WA1P	AIR CONTROL PANEL
11ACA	WA1P	AIR CONTROL PANEL
11ADA	WA1P	AIR CONTROL PANEL
11BEA	WA1P	AIR CONTROL PANEL
11BFA	WA1P	AIR CONTROL PANEL
120	WA1P	AIR CONTROL PANEL
14A	CPS1	CHEMICAL PUMP PANEL - NON-FOAMING
15A	WA1P	AIR CONTROL PANEL
16B	TR1-SKP-2011	AIR CONTROL PANEL
23C	WA1P	AIR CONTROL PANEL
23D	AP51-2F	DUAL FLOJET PUMP PANEL
24	PS2H25	DOUBLE H25 PUMPING STATION
25	PSR175LP	LOW PRESSURE CENTRIFUGAL BOOSTER PUMP - 7.5 HP
26	PSR80LP	LOW PRESSURE CENTRIFUGAL BOOSTER PUMP - 5
27	DISPENSIT-20F	DOUBLE H25 PUMPING STATION
28	RO-200PM	RO SYSTEM - 3/4HP

EQUIPMENT SCHEDULE		
ITEM	PART #	EQUIPMENT LIST - MECHANICAL ROOM
29	SOFT	WATER SOFTENER
30	P-6SL3-4	WATER CONTROL PANEL - 6 3/4" SOLENOIDS
31	P-6SL3-4	WATER CONTROL PANEL - 6 3/4" SOLENOIDS
32	P-2SL3-4	WATER CONTROL PANEL - 2 3/4" SOLENOIDS
33	MCC	MOTOR CONTROL PANEL
34A	PETIT-PUMP	PETIT PUMP W/ 25 HP MOTOR
34B	PETIT-PUMP	PETIT PUMP W/ 25 HP MOTOR
34C	PETIT-CONTROL	PETIT 360-T CONTROL PANEL
34D	PETIT-VFD	PETIT VFD PANEL
35	VAC	EURDVAC II VACUUM PRODUCER
		END OF LIST



COPYRIGHT
THIS DRAWING AND ITS DESIGNS ARE PROPERTY OF AWW
EQUIPMENT CO. AND NOT TO BE USED OR REPRODUCED
WITHOUT THE PERMISSION OF AWW CO.

DISCLAIMER
THESE DRAWINGS ARE FOR REFERENCE ONLY AND DESIGNED TO
PROVIDE INFORMATION ABOUT AWW CAR WASH EQUIPMENT.
THEY DO NOT TAKE INTO ACCOUNT THE TOTAL SITE
REQUIREMENTS AND/OR OPTIONAL EQUIPMENT PURCHASED BY
THE OWNER OR OTHERS.

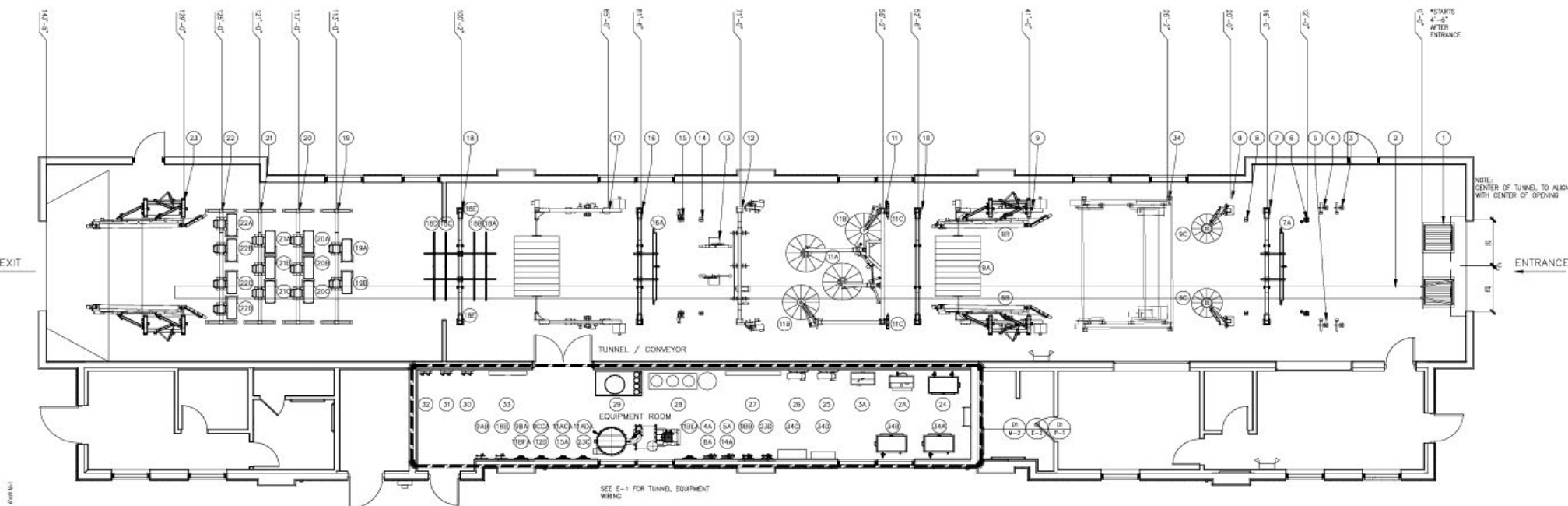
IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN ANY
REQUIRED APPROVALS AND CONFORMANCE WITH LOCAL, STATE
AND NATIONAL CODES. IN PROVIDING THESE DRAWINGS, AWW
MAKES NO RESPONSIBILITY FOR SUPERVISION OF THE
STRUCTURE, BUILDING, EQUIPMENT, WORKS OR PROJECT.

02 EQUIPMENT SCHEDULE - TUNNEL
NTS

EQUIPMENT SCHEDULE - TUNNEL - CONTINUED

03 EQUIPMENT SCHEDULE - EQUIPMENT ROOM
NTS

EQUIPMENT SCHEDULE - EQUIPMENT ROOM - CONTINUED



PROJECT STANDARD SET

CUSTOMER
Car Wash Pro Designers
6403 Northwood Hwy, Unit 4
Chicago, IL 60631

PROJECT
On The Move Car Wash
8405 Beach Blvd
Jacksonville, FL 32216

DWG TITLE
**EQUIP SCHEDULE
TUNNEL LAYOUT**

QTR 27514 DATE 6/19/2024
DRAWING BY: JL
FUELOCATION: NA CHECKED BY: KB/SS
SHEET

M-1

SCALE: 3/16" = 1'-0" 11 OF 24

Tenant Overview



On The Move Car Wash is a regional express car wash operator with a growing presence in Florida, including Jacksonville. The brand operates in the high-demand express wash segment, emphasizing speed, convenience, and recurring revenue through membership programs. Its modern facilities and focus on customer experience position it well within a rapidly expanding and consolidating industry.

Why Invest in On The Move Car Wash?

Recurring Revenue Model-Subscription-based unlimited wash memberships provide stable and predictable cash flow

Recession-Resilient Use-Essential, low-cost service with consistent demand across economic cycles

Prime Retail Locations-High-traffic sites with strong visibility and convenient access

High-Growth Industry-Fragmented sector with increasing consolidation and institutional investment

Operational Efficiency-Automated systems support strong margins and low labor requirements

Scalable Platform-Continued expansion across Florida and the broader Southeast

E-Commerce Resistant-Service-based business insulated from online retail disruption

Modern Asset Quality-Purpose-built facilities designed for long-term durability and performance

Favorable Demographics-Positioned in growth markets with strong population and vehicle density trends

Market Overview

On The Move Car Wash

8405 Beach Blvd, Jacksonville, FL 32216



JACKSONVILLE, FL

The Greater Jacksonville area is characterized by steady and notable population growth, indicating its rising regional appeal. This expansion has reached a historic milestone: **Jacksonville is now officially the most populous city in Florida and the 10th largest city in the United States.**

The region's growth is fueled by more than just sunshine. Data confirms a 3.8% increase from 2020 to 2023 and a 15.5% surge over the past decade, driven by consistent domestic migration and a varied demographic profile. Central to this momentum is the city's transformation into a premier corporate hub, now boasting over **150 regional and divisional headquarters.** This business-friendly

environment has propelled Jacksonville to rank as the **#2 strongest job market in the nation.**

A key driver of this evolution is the 25—34 age group, which comprises 16.2% of the population. This demographic provides the area with a youthful, dynamic workforce perfectly suited for the burgeoning corporate landscape. The resulting influx of young professionals has led to a significant increase in household formation, highlighting Jacksonville's status not just as a professional powerhouse, but as an increasingly attractive destination for long-term residency.

Total Population
1,008,485

Annual Visitors
8 Million

Tourism Economic Impact
\$7.4 Billion

GDP
\$129+ Billion



Jacksonville Retail & Consumer Profile

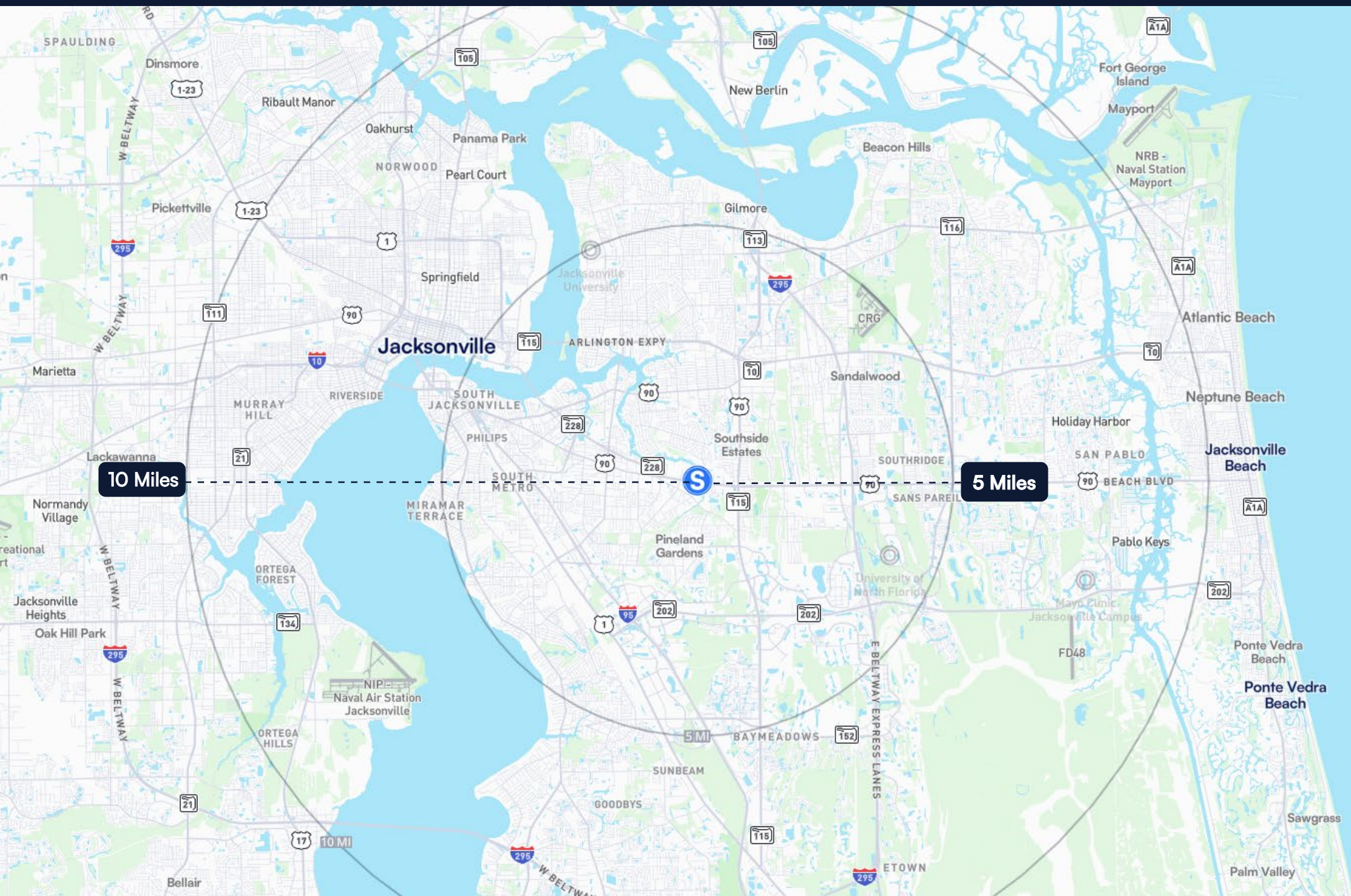
Jacksonville offers a highly diversified consumer environment supported by a wide range of retail, dining, and entertainment options that cater to both daily needs and lifestyle-driven spending. The area features a strong mix of national retailers, regional shopping centers, grocery-anchored centers, and local businesses, creating multiple draw points for residents and visitors alike. In addition, proximity to major employment hubs, healthcare facilities, and educational institutions further reinforces consistent consumer activity throughout the day.

The region's transportation infrastructure enhances accessibility and connectivity, with a network of major highways, interstates, and well-trafficked arterial roads facilitating efficient movement across the market. Strong commuter patterns and convenient access to surrounding neighborhoods support steady traffic flow and repeat visitation, while connectivity to broader Northeast Florida positions the area as both a local and regional destination. This combination of retail depth and transportation efficiency creates a highly accessible and consumer-oriented environment conducive to sustained commercial activity.

Property Demographics

Population	1-MILE	3-MILE	5-MILE	10-MILE
Current Year Estimate	9,360	41,084	239,692	649,254
Income	1-MILE	3-MILE	5-MILE	10-MILE
Average Household Income	\$70,701	\$77,661	\$84,653	\$92,392
CONSUMER SPENDING (TRANSPORTATION & MAINTENANCE)	1-MILE	3-MILE	5-MILE	10-MILE
Average Amount	\$23,297,275	\$244,543,230	\$658,225,030	\$1,844,027,353

Regional Map



| Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **8405 Beach Blvd, Jacksonville, FL 32216** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

MATTHEWS™



Exclusively Listed By

Point of Contact



Haidyn DeJean
Associate

(404) 960-4638

haidyn.dejean@matthews.com

License No. SA706736000 (AZ)



Simon Assaf
Senior Vice President & Director

(949) 873-0275

simon.assaf@matthews.com

License No. BR663663000 (AZ)

Kyle Matthews | Broker of Record | Broker Lic. No.: BK3554632 (FL) | Firm Lic. No.: CQ1066435 (FL)