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ROSI M. SHEPARD TEAM - RE/MAX COMMERCIAL

729 SW Federal Hwy | Suite 100

rosis.remax-stuart-fl.com

Stuart, FL 34994

FOR SALE

CAR WASH PROPERTY

PRIME RETAIL REDEVELOPMENT OPPORTUNITY IN PALM CITY

3461 NW MARTIN DOWNS BLVD | PALM CITY, FL



PRESENTED BY:

ROSI M. SHEPARD

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DIVISION

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

FOR SALE

CAR WASH PROPERTY

P. 2

PROPERTY SUMMARY



VIDEO

PROPERTY HIGHLIGHTS

- 2.08 +/- acres at SW Martin Downs Blvd, within the established Martin Downs PUD
- Redevelopment concept for two modern retail pads targeting QSR, medical, and service-retail tenants
- Excellent access and circulation with full access on Martin Downs Blvd and SW Armellini Avenue
- High-visibility frontage along Palm City's primary commercial corridor, benefiting from strong daily traffic and established surrounding retail
- Existing auto-service/car wash improvements, utilities, paving, and site lighting provide an improved framework, reducing time and cost to reposition
- Flexible pad configuration allows single-tenant or multi-tenant layouts
- Located in an affluent, supply-constrained submarket with high occupancy, supportive market rents, and limited new competing retail development

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OFFERING SUMMARY

Sale Price:	Unpriced
Lot Size:	2.08 Acres
Land Lease Price:	\$3.50/SF/YR

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

This redevelopment opportunity reimagines the 2.08± acre, at SW Martin Downs Blvd as two modern retail pads designed for high-visibility, drive-thru oriented tenants. The property features excellent access and circulation, with full access on Martin Downs Boulevard and secondary ingress/egress on SW Armellini Avenue, enhancing site maneuverability, drive-thru stacking, and deliveries.

Positioned along Palm City's primary commercial corridor within the established Martin Downs PUD, the site benefits from strong traffic patterns and direct access to surrounding residential neighborhoods and employment centers. Existing auto-service/car wash improvements, utilities, access, and paving provide a fully improved framework for transformation into freestanding QSR, medical, or service-retail pads under long-term NNN ground leases.

The flexible pad configuration allows for single-tenant or multi-tenant layouts, optimized parking, and prototypical building designs while retaining fee-simple land ownership and leveraging the submarket's high occupancy, limited new supply, and healthy rent levels. Together, these characteristics create a compelling land lease development play, offering investors predictable, escalation-driven cash flow, minimal landlord responsibilities, and long-term value growth in a high-barrier-to-entry Palm City retail submarket.

LOCATION DESCRIPTION

This prime commercial property is situated at SW Martin Downs Blvd in unincorporated Martin County, Palm City, Florida, encompassing approximately 1.79 acres zoned PUD-R with industrial future land use. Nestled in the high-traffic M4-PALM CITY neighborhood, it offers exceptional visibility along Martin Downs Boulevard, Palm City's main commercial corridor known for established retail centers and daily commuter traffic.

The site is convenient to nearby residential neighborhoods and schools, enhancing its appeal for auto-service, retail, and consumer-oriented uses. Positioned in Commission District 5 with easy access to the Florida Turnpike and I-95 via Martin Downs Blvd and SW Martin Highway, the location draws from an affluent and growing South Florida suburban customer base.

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Located in an affluent, supply-constrained submarket with high occupancy, supportive market rents, and limited new competing retail development
- 22,500 Annual Average Daily Traffic
- Affluent trade area with median household incomes around \$88K within 5 minutes and \$95K within 10 minutes, well above the national average.
- Solid population base with more than 7,000 residents within 5 minutes and over 36,000 within 10 minutes, with continued growth projected through 2030.
-
- Household counts in the 10-15 minute bands are growing faster than the population, creating a stable, home-owning customer base for daily-needs and restaurant users.
- Upscale, mature demographic profile with a median age near 50 and strong wealth indicators, supporting discretionary spending on dining, services, and retail.
- Residents dine out frequently at family restaurants, steakhouses, and fine dining, with above-average likelihood and strong visit frequency.
- Over 90% of adults use fast food or drive-in restaurants, and many visit 9+ times per month, supporting drive-thru and QSR formats.
- Food-away-from-home spending exceeds national averages, especially in the 10-minute trade area, reinforcing demand for restaurant and café concepts.
- Households significantly over-index on entertainment and recreation spending, including club memberships, sports, and events, benefitting experiential and leisure-oriented tenants.
- Strong spending on home improvement, lawn and garden, pets, and travel, ideal for home services, pet, and lifestyle retailers.
- High owner-occupancy and declining vacancy rates across all rings indicate a stable, long-term residential base to support tenant performance.
- Affluent trade area with median household incomes around \$88K within 5 minutes and \$95K within 10 minutes, well above the national average.

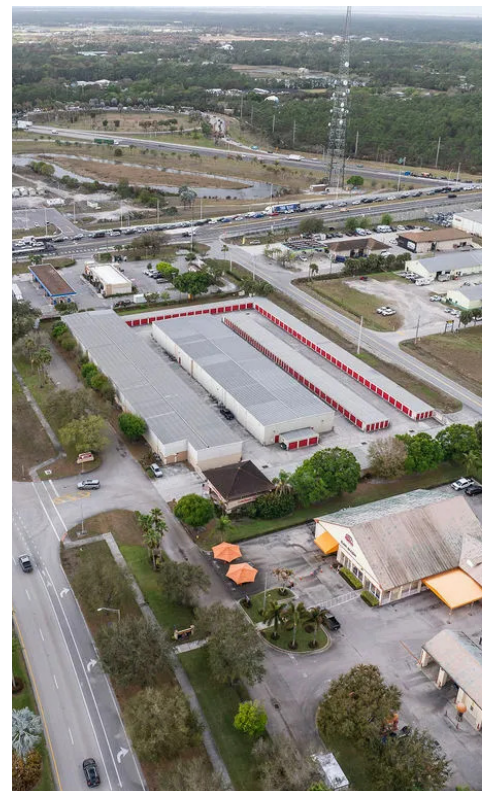
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ADDITIONAL PHOTOS



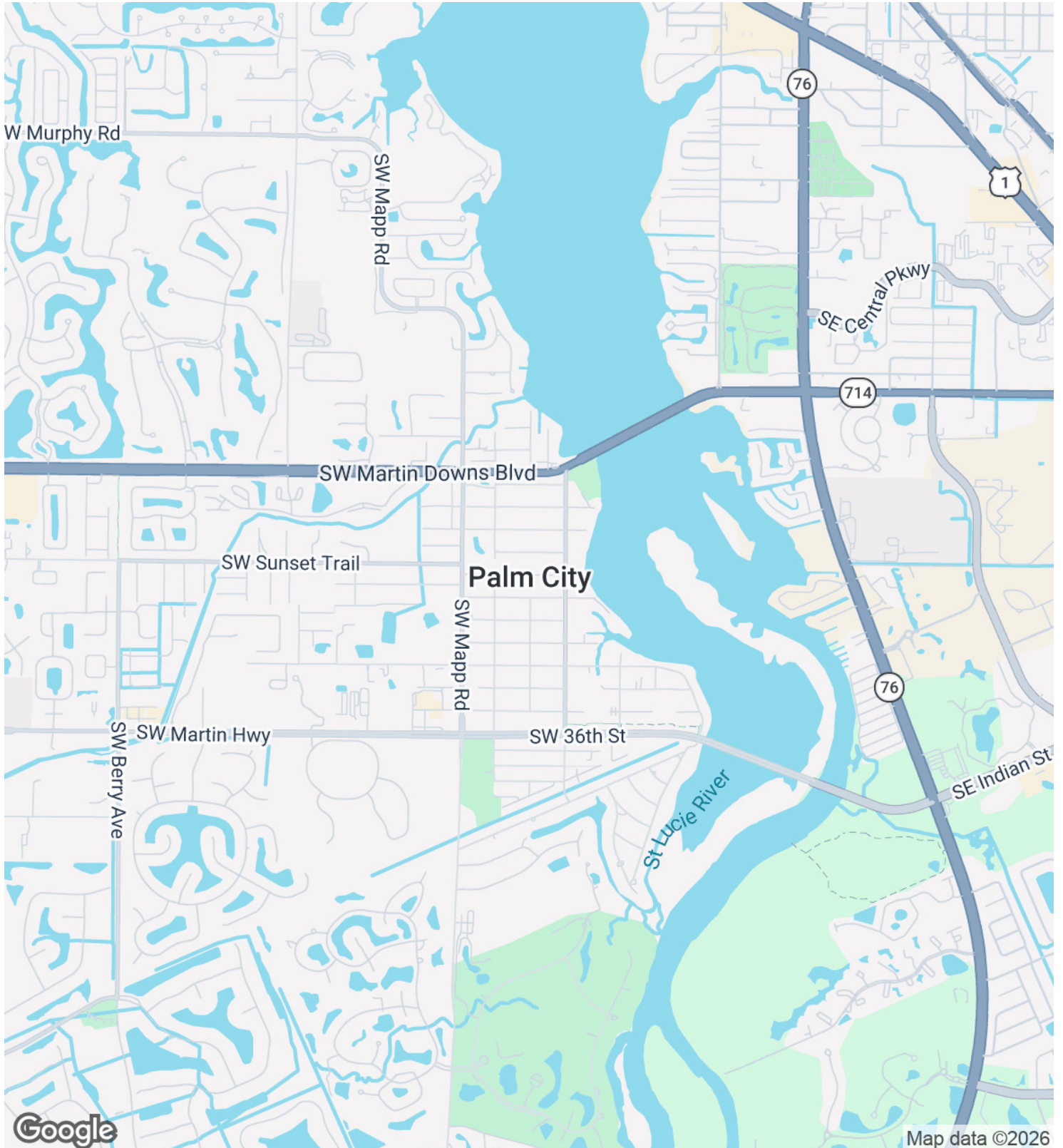
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REGIONAL MAP



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