

FOR SALE



OPERATIONAL EXPRESS CAR WASH ON ±1.50 AC

EXPRESS CAR WASH ON ±1.5 AC

1821 S STATE RD 7, NORTH LAUDERDALE, FL 33068 (BROWARD COUNTY)

LINDSEY MEYERS | 404.556.4960 | LINDSEY@SRACRE.COM | SRACRE.COM

**SOUTHEAST
RETAIL ADVISORS**

INVESTMENT SUMMARY

INVESTMENT SUMMARY

OFFERING PRICE CONTACT BROKER

PROPERTY SPECIFICATIONS

ADDRESS 1821 S STATE RD 7
NORTH LAUDERDALE, FL 33068

BUILDING ±3,708 SF

ACREAGE ±1.5 AC

YEAR BUILT AUGUST 2023

BUILDING TYPE SINGLE TENANT

BUILDING USE EXPRESS CAR WASH

TUNNEL LENGTH 130'

VACUUMS 22

PAY STATIONS 3

OWNERSHIP TYPE FEE SIMPLE LAND & BUILDING

ZONING B-3

LAND USE CAR WASH

CITY NORTH LAUDERDALE

COUNTY BROWARD COUNTY

PARCEL ID 49-41-12-34-0020

PROPERTY HIGHLIGHTS

- EXISTING EXPRESS CAR WASH ON ±1.5 AC
- HEAVILY TRAVELLED CORRIDOR WITH LIMITED CAR WASH COMPETITION IN IMMEDIATE AREA
- NEW CONSTRUCTION – OPENED AUGUST 2023
- EXISTING EXPRESS CAR WASH CONSISTING OF:
 - 3,708 SF BUILDING
 - 130' TUNNEL
 - 22 VACUUMS
 - 3 PAY STATIONS

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	22,936	171,347	483,286
HOUSEHOLDS	7,807	67,665	189,945
AVG HH INCOME	\$59,860	\$64,512	\$67,389

TRAFFIC COUNTS

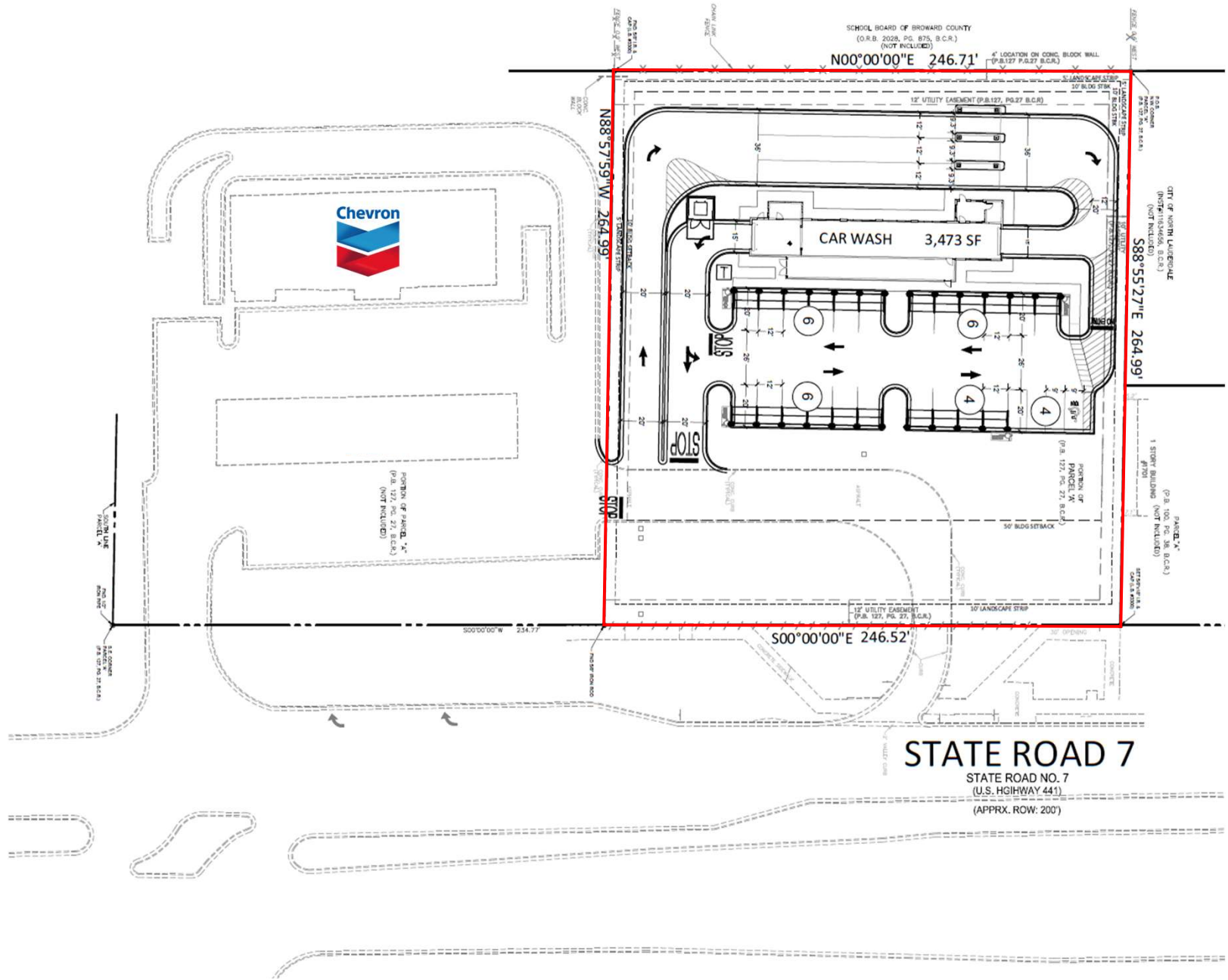
43,500 AADT – S STATE RD 7

TENANTS IN IMMEDIATE AREA



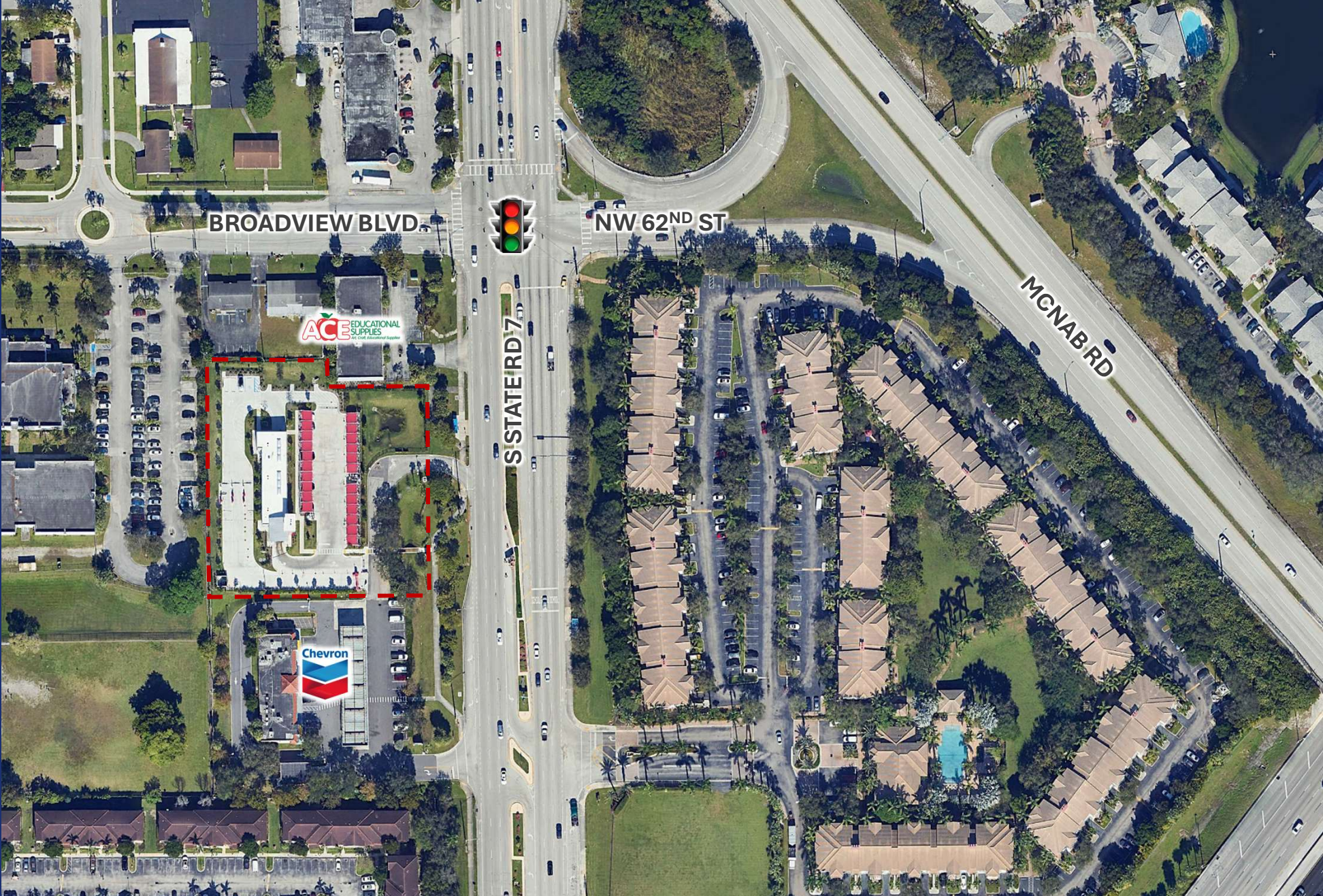
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SITE PLAN



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AERIAL



BROADVIEW BLVD

NW 62ND ST

MCNAB RD

S STATE RD 7

ACE EDUCATIONAL SUPPLIES

Chevron

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