

# CAR WASH SITE FOR SALE

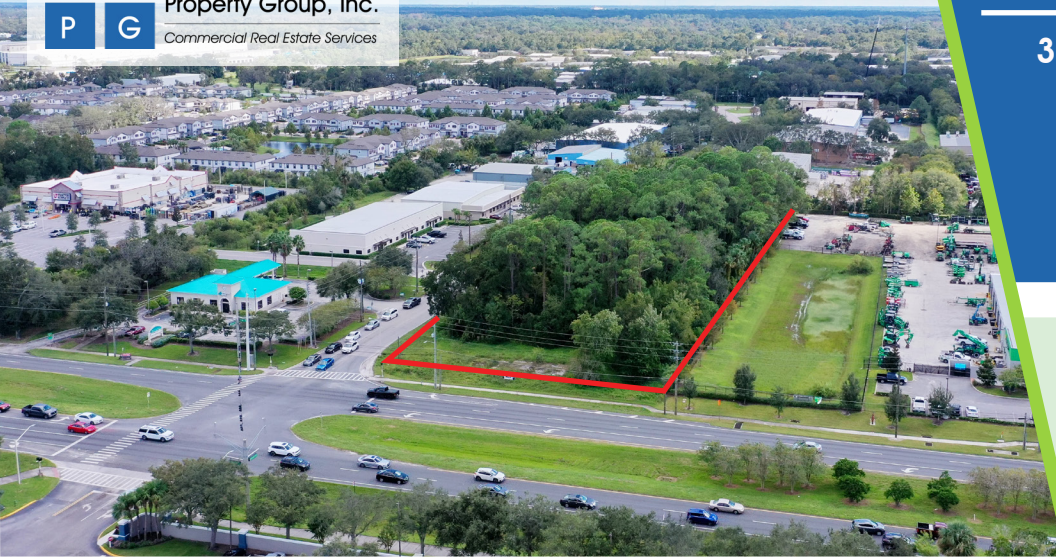
3831 WEST 1ST STREET (SR 46), SANFORD, FL 32771

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**For Sale: \$1,978,600**

Parcel ID: 28-19-30-506-0000-0130

Acreage: 2.39

Frontage: 165 ft on SR 46 (35,000 AADT)



**CAR WASH SITE  
WITH SITE PLAN**



Fully-entitled Express Car Wash pad location with site plan approval, and building permits pending

Approved site plan includes access from southern side of parcel and features 143 ft tunnel and 28 vacuum stations

Strategically situated along busy State Road 46 (35,000 AADT) connecting Downtown Sanford to I-4

Full median access from Central Park Drive allowing for easy access going east or west on SR 46

Positioned to be primary car wash along SR 46 with little-to no opportunity for competitor entry to market

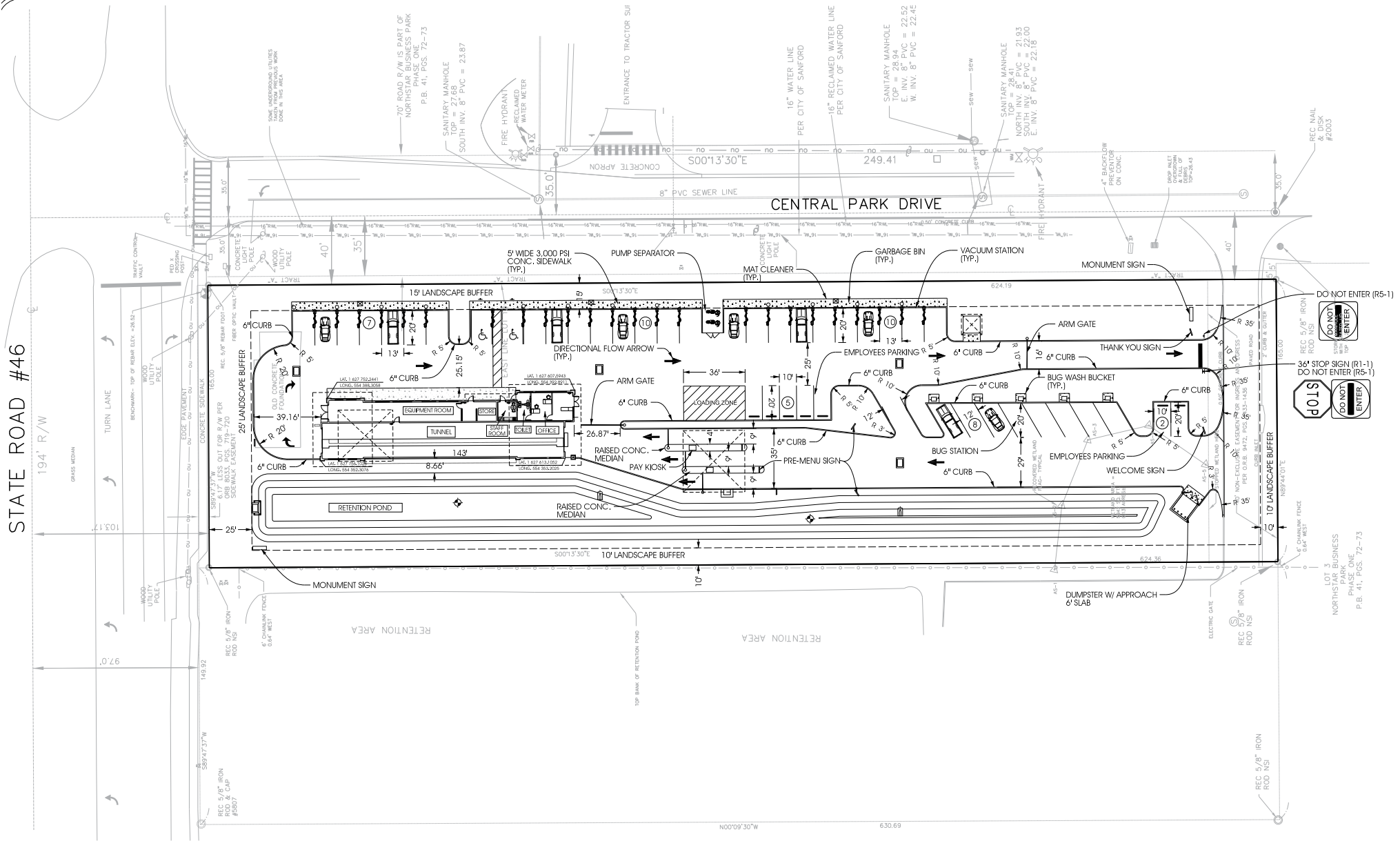
Situated less than one mile from east and west-bound access to I-4, Orlando's main interstate

Pad located within 1 mile of Chick-Fil-A, WaWa, Aldi and more

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

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# SITE PLAN



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# THE NEIGHBORHOOD



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ Fax: 407.426.8542 ■

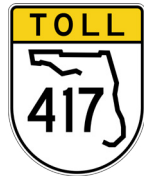
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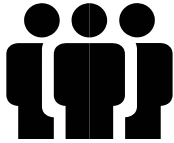
# LOCATION



3 minute  
(1.2 miles)



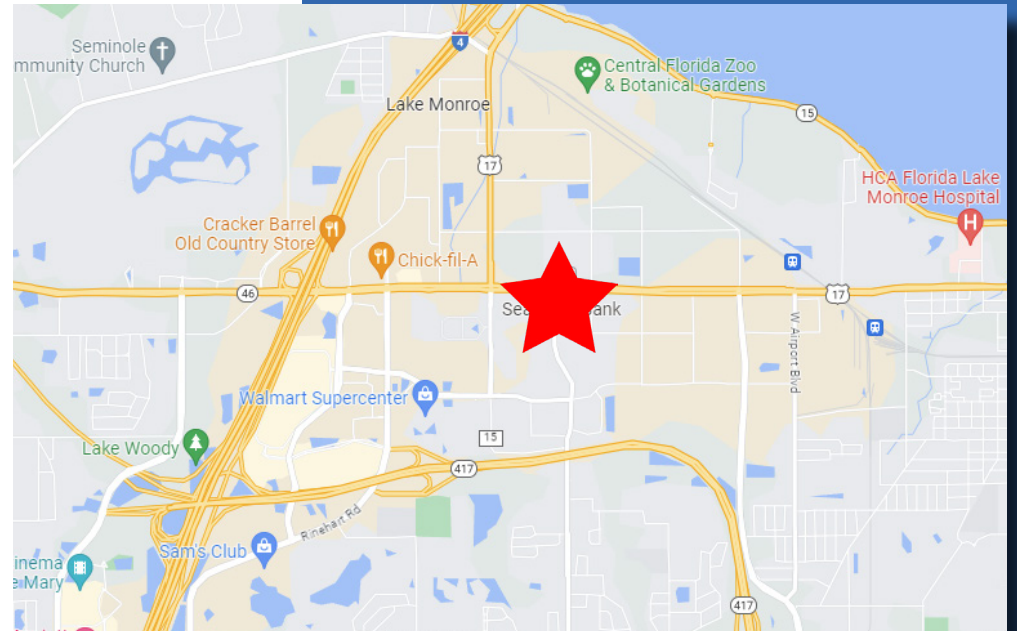
6 minutes  
(2.5 miles)



**EMPLOYMENT  
POPULATION**  
± 50,859  
(10 min drive time)



**MEDIAN AGE**  
32.4  
(5 min drive time)



## Average Annual Daily Trips

### 2022

State Road 46	35,000
I-4	138,000

## Surrounding Businesses

2023	5 Mins	10 Mins	15 Mins
Retail Businesses	363	967	1,735
Food & Drink Businesses	92	302	534



Total Population



Total Families



Total Households



Average  
Income

		Total Population	Total Families	Total Households	Average Income
5 mins	2023	16,339	4,171	6,557	\$78,063
10 mins	2023	83,969	21,433	33,326	\$95,024
15 mins	2023	194,570	50,757	75,313	\$99,171

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