

±2 Acres Commercial Land



3461 Martin Downs Boulevard
Palm City, Florida 34990

±2 Acres on self-service car wash property

- Great opportunity for strong retail group to land lease. One of the only sites remaining on Martin Downs Blvd in Palm City.
- Ownership happy for tenant to retro fit existing building or scrape and rebuild.
- Property has access from two streets.



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JJ Sanguily

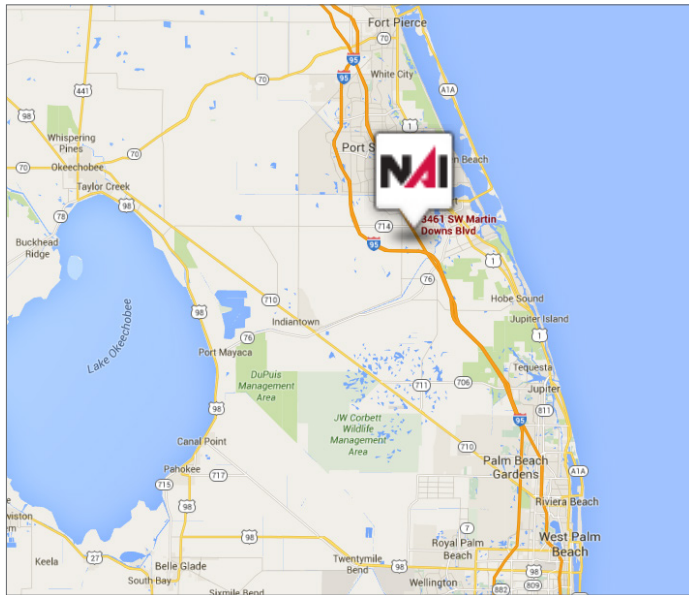
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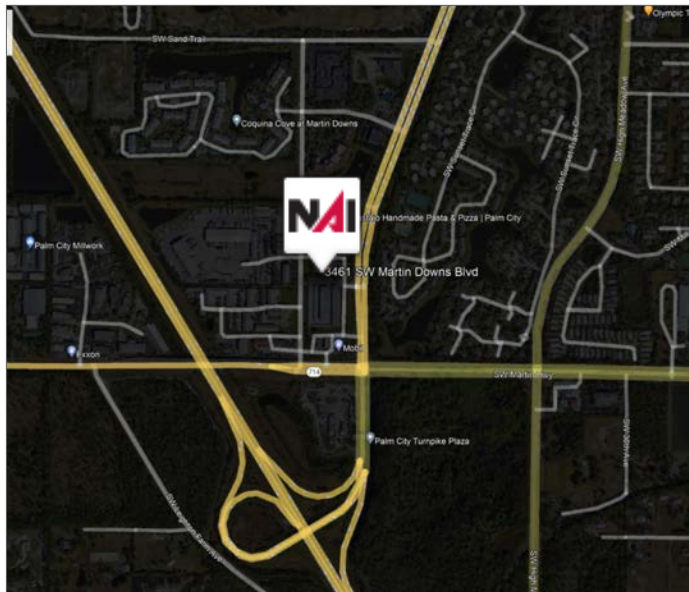
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Property Overview



Property Features

- Immediate Occupancy
- Land Size: Approx. 2.08 Acres
- Utilities: Electric and Janitorial by Tenant
- Excellent location on Martin Downs Blvd
- Strong demographics in Palm City
- Access from front and back streets
- Site has good visibility from the road
- Close to major highways.
- Lends itself to quick service restaurants (QSR's)



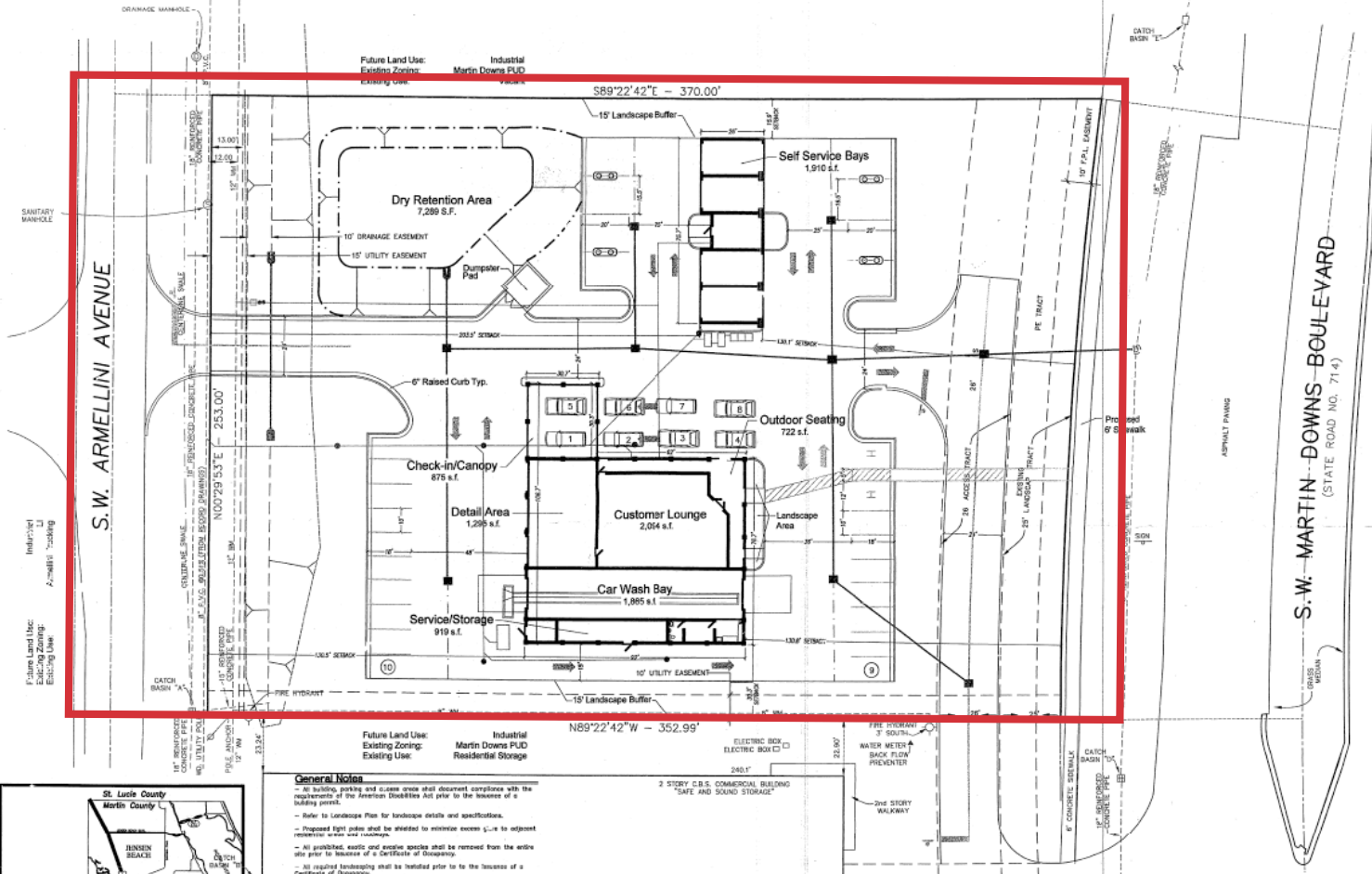
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Property Photos



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Site Plan



Lucido & Associates
 Land Planning / Landscape Architecture
 222 Georgia Avenue, Stuart, Florida 34984 (888) 225-2101, Fax (888) 223-0220
 100 Avenue A, Suite 2A, Fort Pierce, Florida 34950 (888) 487-5101, Fax (888) 487-1885
 838 Highland Avenue, Orlando, Florida 32803 (407) 859-3751, Fax (407) 852-9888

Site Data

Total Site Area:	90,789 S.F. (2.08 Ac.)
Total Building Area:	6,681 S.F.
Impervious Area:	47,366 S.F. (1.08 Ac.)
Customer Lounge:	2,054 S.F.
Check-in/Candy:	875 S.F.
Detail Area:	1,295 S.F.
Car Wash Bay:	1,885 S.F.
Service/Storage:	919 S.F.
Outdoor Seating:	722 S.F.
Self Service Bays:	1,910 S.F.
Vehicle Wash Area:	34,899 S.F.
Sidewalks and Pedestrian Access Areas:	361 S.F.
Dumpster:	225 S.F.
PerVIOUS Area:	43,593 S.F. (1.01 Ac.)
Curb-in Landscape Area:	3,047 S.F.
All Other Landscape Area:	32,281 S.F.
Detention Area:	7,269 S.F.
Existing Zoning:	PUD
Future Land Use Designation:	Industrial
Existing Use:	Vacant

Building Data

Gross Floor Area:	6,681 S.F.
Maximum Height:	30 Feet (one story)
Building Coverage:	107 %
Open Space:	42.5 %

Parking Requirements (Per Ordinance 452)

Parking Required (1 Space per 200 + 1 per Employee):
 2,054 sq./200 = 10 Spaces + 10 Employees = 21 Spaces

Parking Provided: 27 Spaces (Includes 2 Handicap)



Vicinity Map
N.T.S.

- General Notes**
- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
 - Refer to Landscape Plan for landscape details and specifications.
 - Proposed light poles shall be sited to minimize excess glare to adjacent residential areas and neighbors.
 - All prohibited, exotic and invasive species shall be removed from the entire site prior to issuance of a Certificate of Occupancy.
 - All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
 - All water and other rooftop mechanical devices shall be located towards the center of the building to buffer noise adjacent to residences.
 - Refer to Construction Drawings for location of traffic control devices.
 - The north end of the access drive to be barricaded in accordance with approved construction plans.
 - This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place".
 - For existing or proposed utilities, no tree shall be planted where it could, at mature height, conflict with overhead power lines. Large trees (height at maturity of more than thirty (30) feet) shall be planted no closer than a horizontal distance of thirty (30) feet from the nearest overhead power line. Medium height trees (height at maturity between twenty (20) and thirty (30) feet) shall be offset at least twenty (20) feet and small trees (height at maturity of less than twenty (20) feet) require no offset.
 - No tree stumps, stumps or logs shall be planted within five (5) feet of any existing or proposed utility pole, guy wire or pad mounted transformer. Poles should be planted at a distance equal to or greater than the average flood length plus five (5) feet from the pole/transformer.
 - Tree species and placement shall be selected so as to minimize conflicts with existing or proposed utilities (Section 4.15 L.A.S. 129).
 - The project to be covered by comply with the Type 2 Wetland Protection Ordinance (ordinance including secondary containment and drop-off equipment for substances considered potential pollutants or contaminants greater than 6 gallons or 25 pounds of any single substance).

SCALE
0 10' 20' 40'

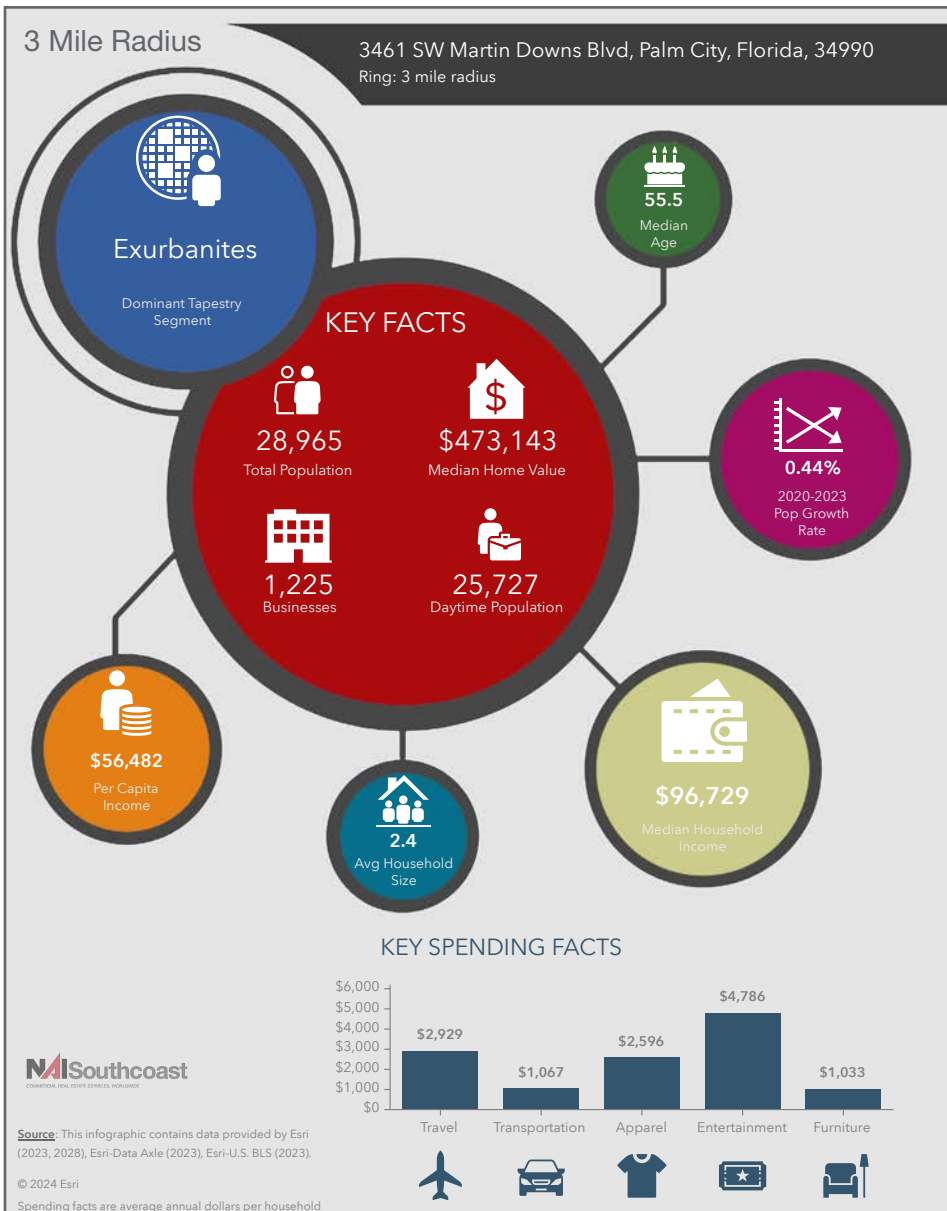
**Martin Downs PUD
Parcel 46b-2**
 Final Site Plan
 Kare Pro Car Wash
 Martin County, Florida

Scale:	1"=30'	Revisions:	5-31-07
Drawn by:	J.S.	Checked by:	M.C.
Computer File:	Kare Pro-1dp.dwg	Computer Plot:	J.M.S.
Project Number:	776	Date:	05-31-07

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2023 Demographics



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Population

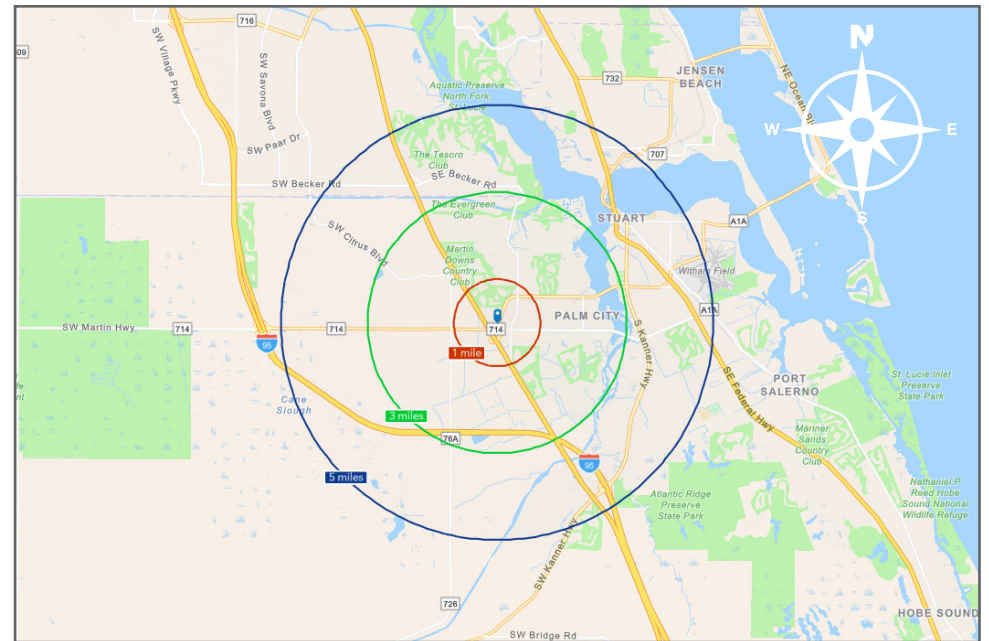
- 1 Mile: 5,348
- 3 Mile: 28,965
- 5 Mile: 72,225

Average Household Income

- 1 Mile: \$106,926
- 3 Mile: \$135,141
- 5 Mile: \$113,313

Median Age

- 1 Mile: 53.4
- 3 Mile: 55.5
- 5 Mile: 51.2

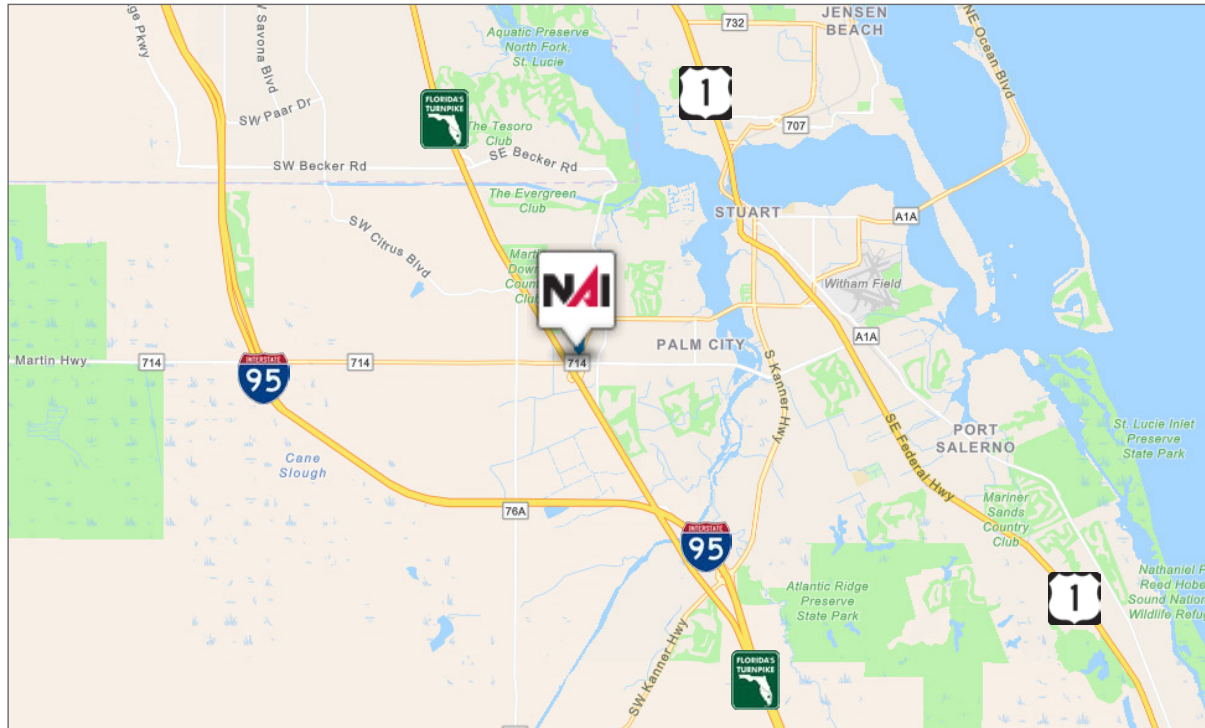


Drive Time

3461 Martin Downs Boulevard

Palm City, Florida 34990

Destination	Distance	Time
I-95	5.3 Miles	11 Minutes
Florida Turnpike	0.4 Miles	7 Minutes
US-1	4.6 Miles	10 Minutes



Contact us for more information:



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