

BLUE JAY CAR WASH

EXPRESS FLEX CAR WASH FOR SALE

2625 S McCall Road Englewood, FL 34224



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CALL FOR OFFERS BY 7/31/2024

For Sale: CALL FOR OFFERS BY 7/31/2024

\$1.5M in Capital Improvements

85 ft Tunnel with 12 Vacuums



34,500 AADT
McCall Road

\$1.5M in capital improvements in last year including construction of new 85 ft. tunnel, tunnel controller, paystation, vacuums, and more

Strategically situated with no competing express car washes within a ± 4 mile radius

Strong seasonal demographics ideal for buyer to obtain at the beginning of strongest financial season

Ideally located within 0.25 miles of Walmart Supercenter and 1.5 miles of Publix and Winn-Dixie

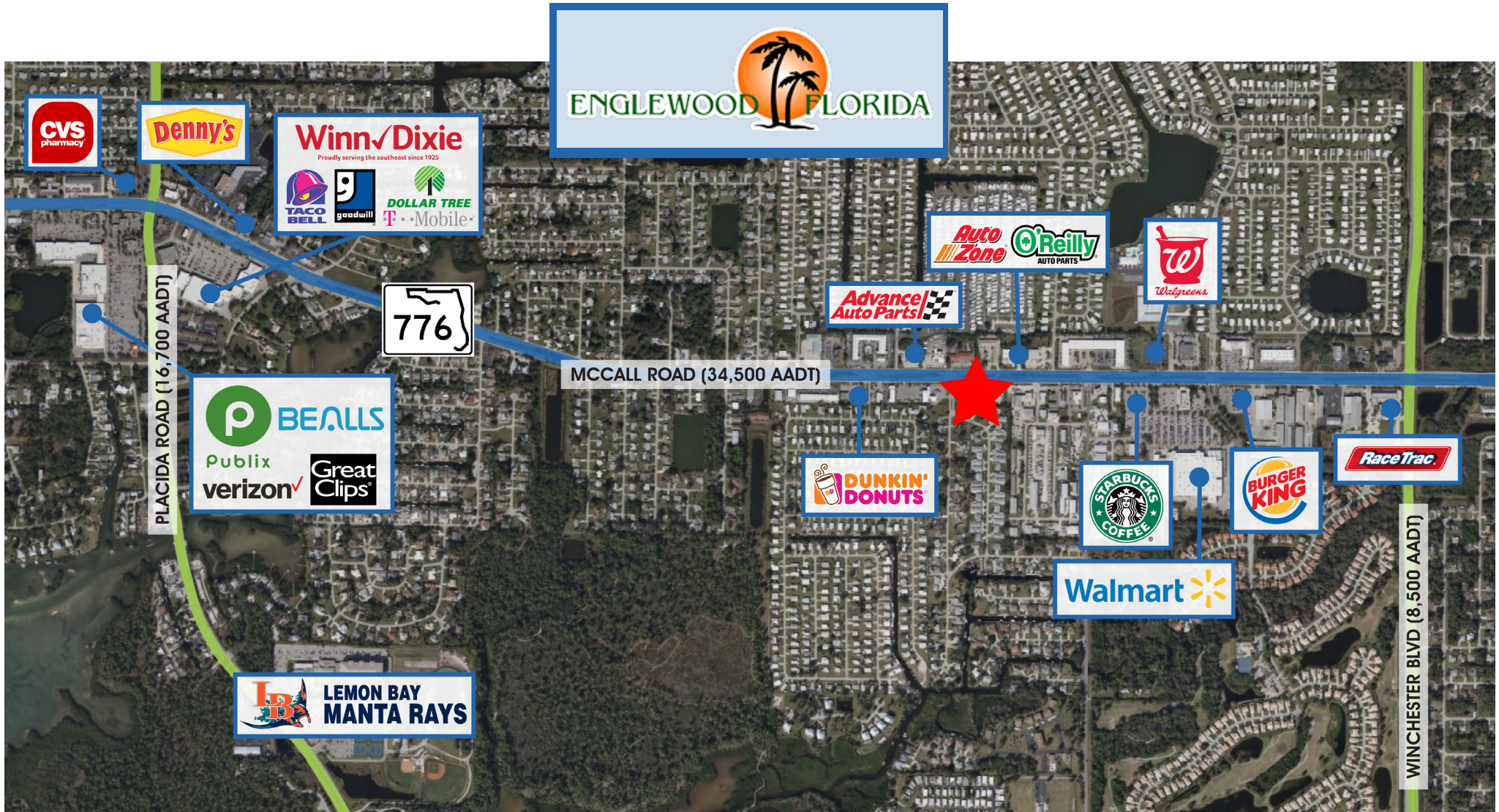
Opened May 2023 - 374% Net Profit growth from First 6 months to last 6 months in Year 1

Partial Seller Financing Available

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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LOCATION



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BUSINESS HIGHLIGHT



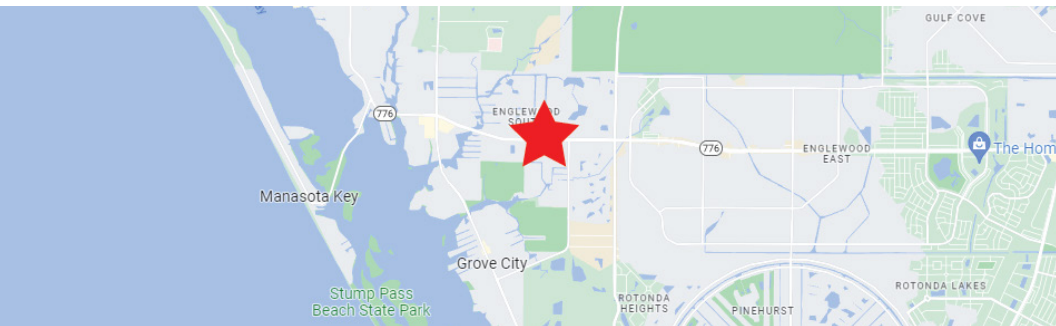
BLUE JAY CAR WASH

The Blue Jay Car Wash is an express flex car wash with both monthly self-service subscription and detail options for patrons. Located on S. McCall Road (34,500 AADT), the wash sits near a grocery anchored Walmart Supercenter (0.25 m), Winn Dixie (1.25 m), and Publix (1.5 m) drawing strong daily traffic. With no other subscription express car wash within 4+ mile radius, the Blue Jay Car Wash has a monopoly on the local express wash experience for the surrounding residents.





The ideal buyer benefits from previous car wash experience but can also be a first-time owner as the wash is ready to turn a strong day one profit with upside. Value-add opportunities include:

- increasing marketing exposure as the current owner has yet to market the property (sole word of mouth thus far)
- creating a website for greater customer exposure
- increasing memberships
- focusing on establishing custom detail wash clientele
- increasing financial efficiencies to become an absentee owner rather than a hands-on owner-operator.

Partial Seller Financing is also available for further discussion.



DEMOGRAPHICS

		 Total Population	 Total Families	 Total Households	 Average Income
5 Mins	2024	10,999	3,275	5,570	\$74,952
	2029	11,794	3,491	5,973	\$87,557
10 Mins	2024	36,160	10,778	18,116	\$79,637
	2029	39,019	11,599	19,549	\$93,340
15 Mins	2024	61,874	18,997	30,696	\$87,999
	2029	68,454	20,981	33,954	\$103,391



34,500 AADT
McCall Road



±36,565 (10 Mins)
Daytime Population

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ENGLEWOOD MARKET HIGHLIGHTS

A TOP DESTINATION FOR LAID-BACK BEACH VIBES

Englewood began as a fishing community, but has grown to be a bustling waterfront art community with authentic beach town characteristics. Home to 11 year-round public golf courses, 4 public beaches, diverse sport fishing, numerous water sports and historic street centers with a live community theater, Englewood is diverse and has something for everyone all year.

Englewood serves visitors and locals alike looking for relaxation and exploration in paradise. There are four public beaches in Englewood; Stump Pass Beach State Park, Englewood Beach, Blind Pass Beach, and Manasota Key Beach. Along each beach you'll find white sands, native wildlife and low crowd levels.

Straddling the unincorporated areas of Sarasota and Charlotte counties, Englewood attracts a wide demographic with its variety of nature parks, beaches, fishing, boating and events all while retaining its small-town atmosphere.



DEARBORN STREET: COMMUNITY STAPLE

Home to local shops, restaurants and bars, as well as historic sites and recreation sites - Dearborn Street is an Englewood Community Staple. The Lemon Bay Playhouse calls Dearborn Street home as well.

There are over 85 businesses and points of interest along the historic street and surrounding area. Live music every Tuesday - Saturday, monthly Car Shows, Farmers Market and more gather locals and visitors to the area.



1.53%
POPULATION GROWTH



65.2
MEDIAN AGE



36,565
TOTAL DAYTIME POPULATION



10,735
TOTAL EMPLOYEES



AERIAL PHOTOS



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PROPERTY PHOTOS



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THE OPPORTUNITY

The Blue Jay Car Wash offering represents a remarkable opportunity in a well-established and thriving coastal community. The extensive capital improvements to the property, along with clear and objective paths to growth, provide immediate upside to active and passive investors alike. With the peak season on the horizon, and minimal competition hindering the way, there's never been a better time to make a move.

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