

CAR WASH SITE FOR SALE

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

Contact: Austin McWilliams
Senior Sales & Leasing Associate

E: Austin@FCPG.com
P: 407.872.0177 ext. 134

Contact: Jesse King
Sales & Leasing Associate

E: Jesse@FCPG.com
P: 407.872.0177 ext. 136



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 (37,000 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

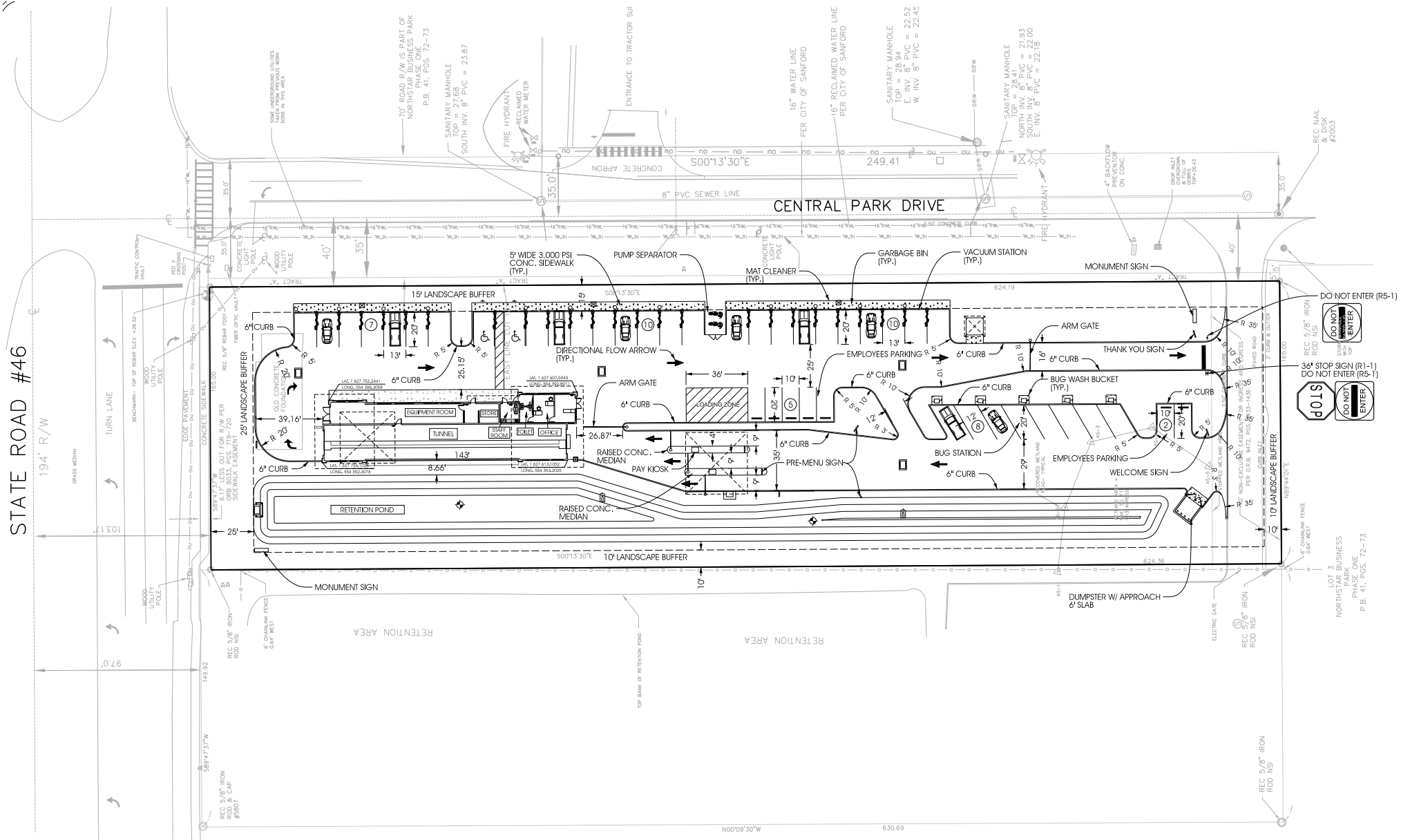
Situated less than one mile from east and west-bound access to I-4, Orlando's main interstate

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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

SITE PLAN



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

THE NEIGHBORHOOD



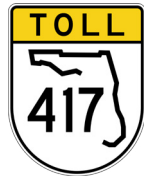
■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ Fax: 407.426.8542 ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

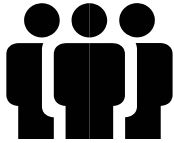
LOCATION



3 minute
(1.2 miles)



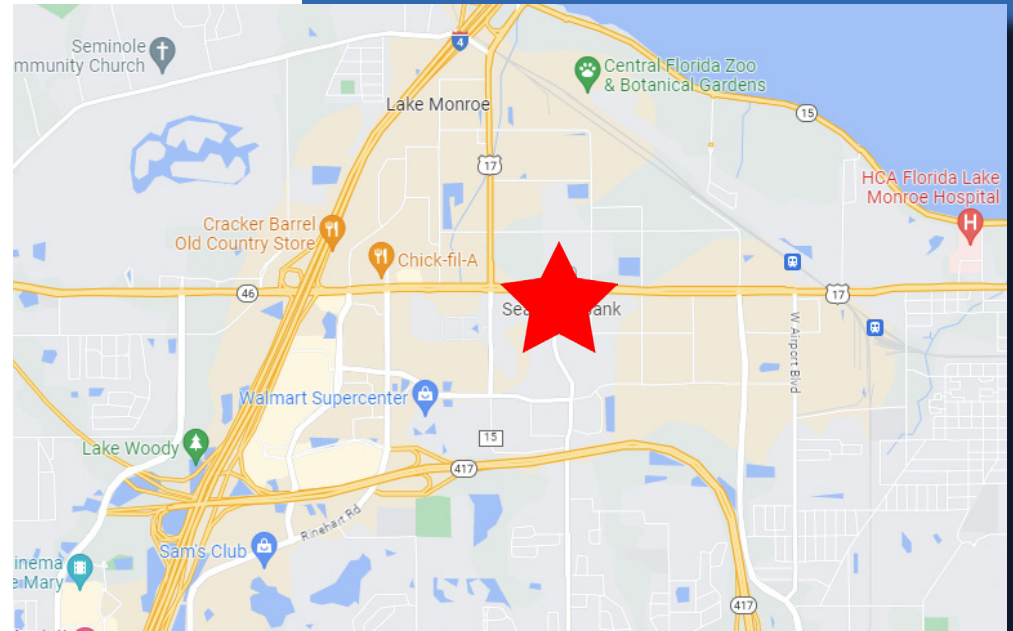
6 minutes
(2.5 miles)



**EMPLOYMENT
POPULATION**
± 43,698
(10 min drive time)



MEDIAN AGE
33.2
(5 min drive time)



Average Annual Daily Trips

2023

State Road 46	37,000
I-4	145,000

Surrounding Businesses

2024

	5 Mins	10 Mins	15 Mins
Retail Businesses	266	844	1,630
Food & Drink Businesses	66	262	513



Total Population



Total Families



Total Households



Average
Income

		Total Population	Total Families	Total Households	Average Income
5 mins	2024	12,321	3,039	4,942	\$80,902
10 mins	2024	71,225	18,096	28,564	\$105,483
15 mins	2024	177,648	46,204	68,795	\$113,913

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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.