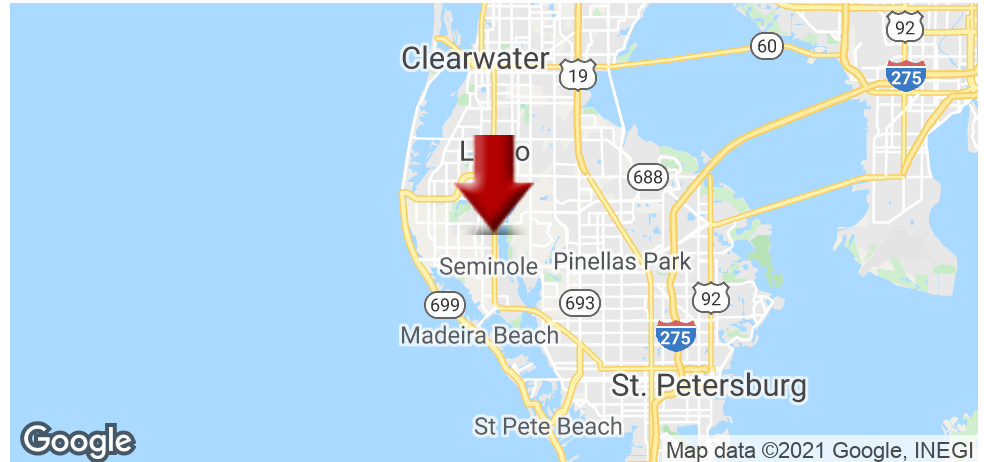


# SEMINOLE CAR WASH AND LAUNDROMAT

9300 Seminole Blvd, Seminole, FL 33772



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$975,000
<b>LOT SIZE:</b>	1.30 Acres
<b>BUILDING SIZE:</b>	6,235
<b>ZONING:</b>	CG
<b>FLOOD ZONE:</b>	X
<b>TRAFFIC COUNT:</b>	39,000 AADT

## PROPERTY OVERVIEW

KW Commercial is proud to present the Seminole Car Wash and Laundromat for Sale.

This free standing 6,235 sq. ft. special purpose property was developed in 2002 and has been owner operated for 20 years. The facility provides (5) self wash manual bays, (2) inoperable touch free automatics, and a total of (9) combination vacuum and shampoo stations. The laundromat has (22) washers and (24) dryers, (2) HVAC units (7.5 & 3 ton) with adjoining office and storage garage.

Due to deferred maintenance and lack of signifiant revenue, the current business has no sale value. It is still in operation but needs capital infusion. For this reason, we've priced the property to sell at an "As-Is" appraised value of the land. Please contact Broker for additional information.

## PROPERTY HIGHLIGHTS

- Located in the City of Seminole. (Ask Broker for City contact)
- One free standing sign is allowable. Max height 20 ft., max size 100 sq. ft., leading edge set back 10 ft. from property line.
- Large retention pond in place.
- 204 feet of frontage.
- Total population of 176,000 within a 10 minute drive time.

**KW COMMERCIAL**  
5020 W Linebaugh Ave, Ste. 100  
Tampa, FL 33624

**ALEX LUCKE, CCIM**  
Commercial Realtor  
O: 727.410.2896  
C: 727.410.2896  
AlexLucke@KWCommercial.com  
FL #SL3351552

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**RETAIL FOR SALE**

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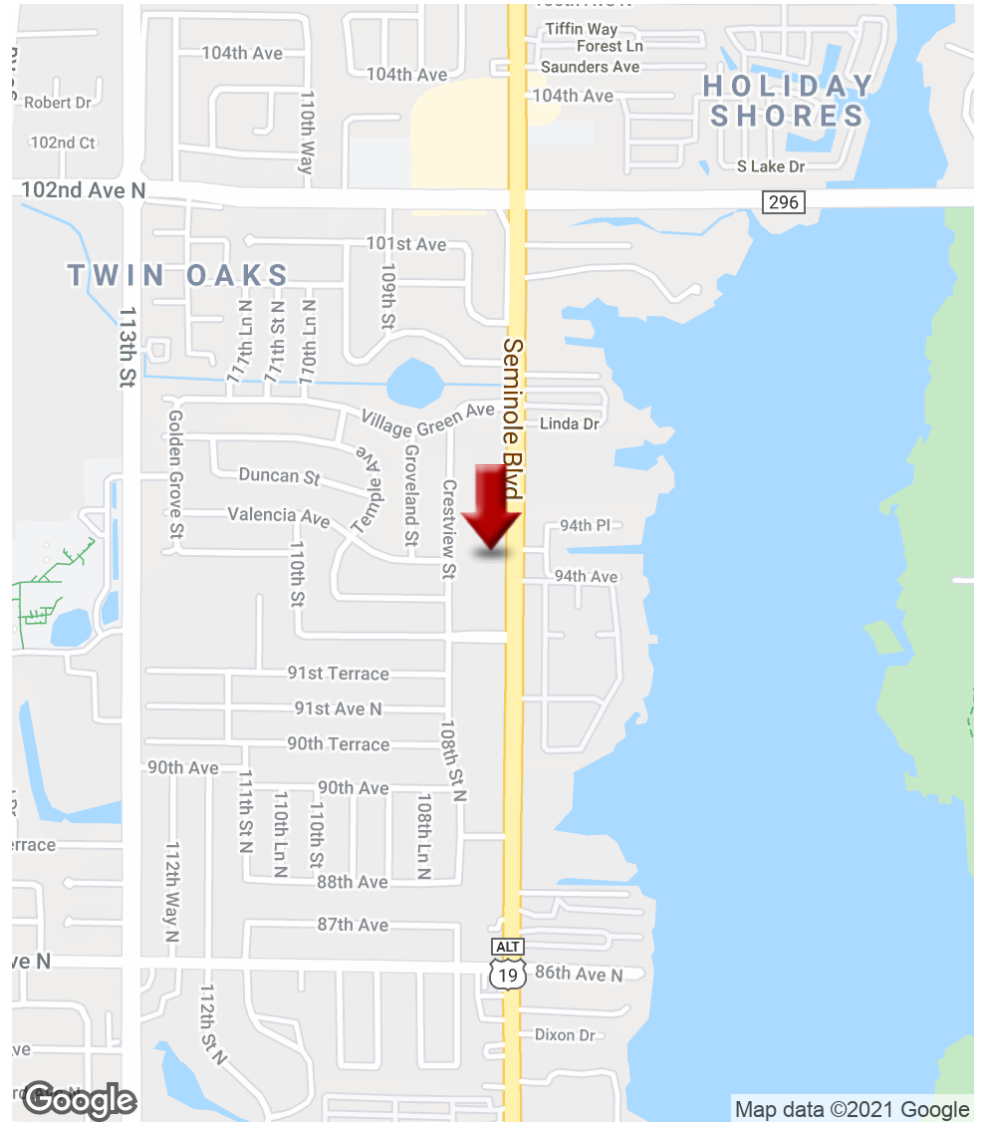
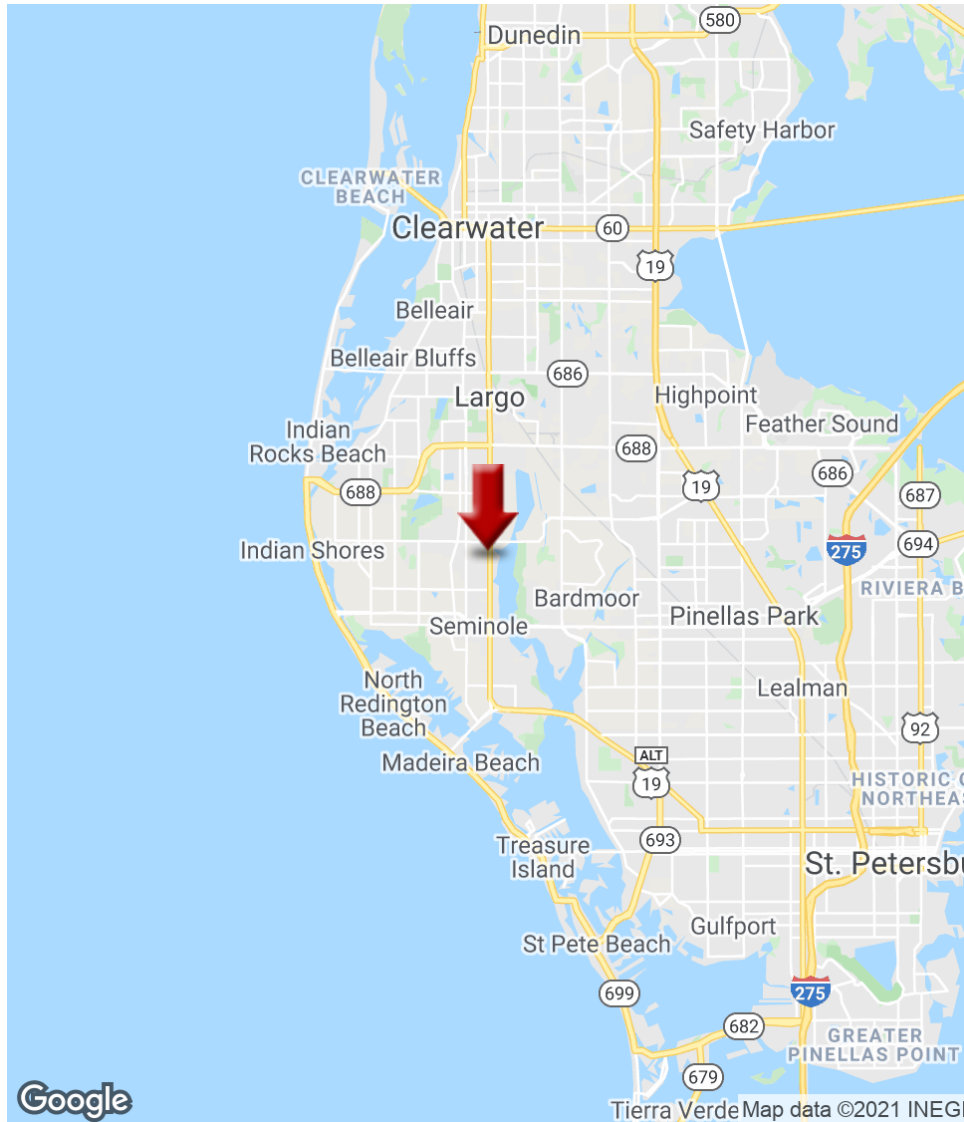
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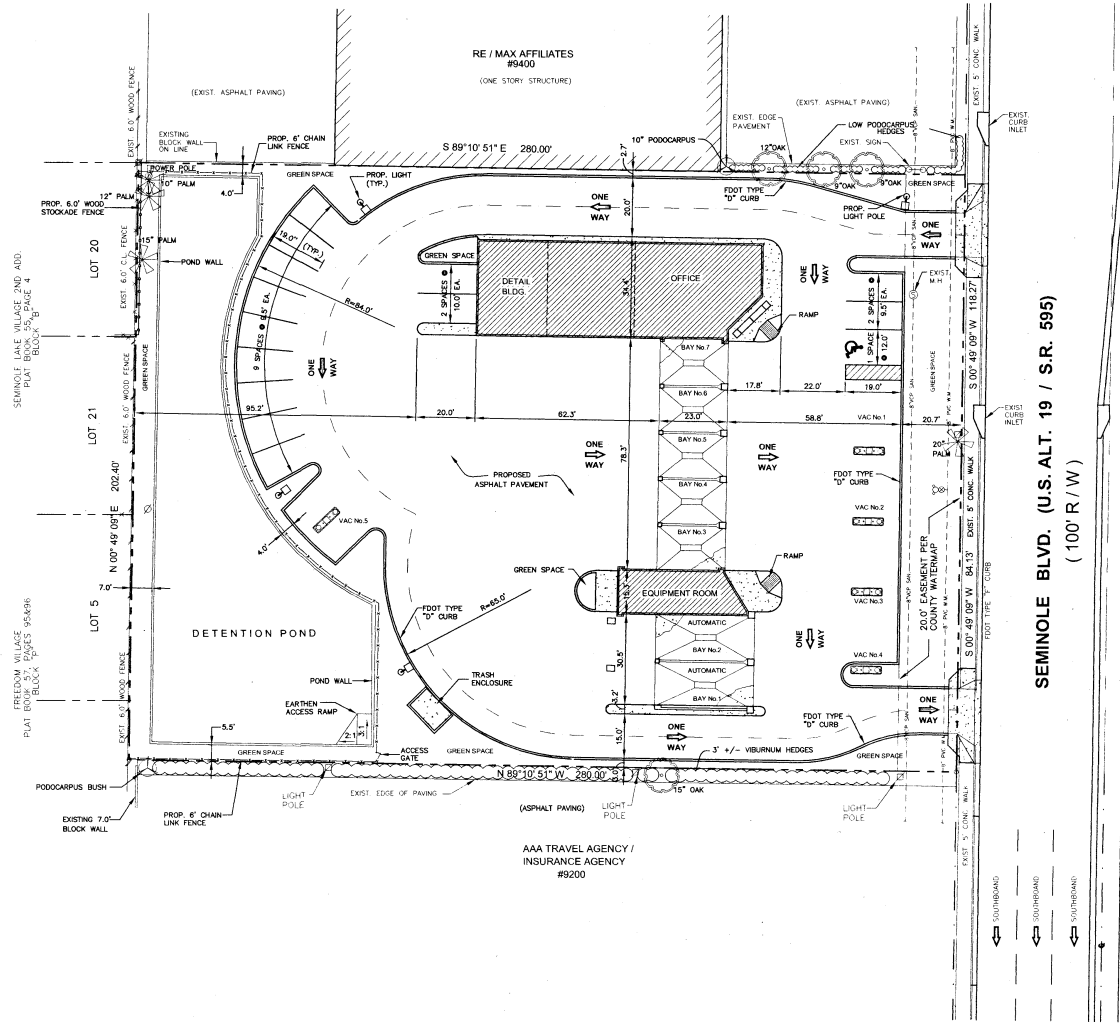
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# SITE PLAN

9300 Seminole Blvd, Seminole, FL 33772



LEGEND (EXISTING FEATURES)

- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- GATE VALVE
- SANITARY SEWER MANHOLE
- WOOD FENCE
- CHAIN LINK FENCE
- SANITARY SEWER MAIN
- WATER MAIN
- OAK
- PALM
- PODOCARPUS
- HEDGE

LEGEND (PROPOSED FEATURES)

- FOOT TYPE "D" CURB
- LIGHT POLE
- TRAFFIC FLOW DIRECTION
- VACUUM STATION
- CONCRETE PAVEMENT
- CHAIN LINK FENCE
- WOOD FENCE

NO.	REVISIONS
1	KW COMMERCIAL
2	5020 W Linebaugh Ave, Ste. 100
3	Tampa, FL 33624

BY	DATE	SCALE
ALEX LUCKE	8/20/01	1" = 20'
COMMERCIAL		S.A.T.
COMMERCIAL		S.L.J.
COMMERCIAL		W.G.R.

**ADVANCED**  
ENGINEERING & DESIGN, INC.  
CIVIL - MUNICIPAL - SITE DESIGN - PERMITTING - PLANNING

**AAA CAR WASH**  
WINFRED SCHLEUSNER  
19600 GULF BOULEVARD  
INDIAN SHORES, FLORIDA 34635

**SITE PLAN**  
DATE: 8/20/01  
PROJECT NO: 01 PCL 28  
SHEET NO: **C2**

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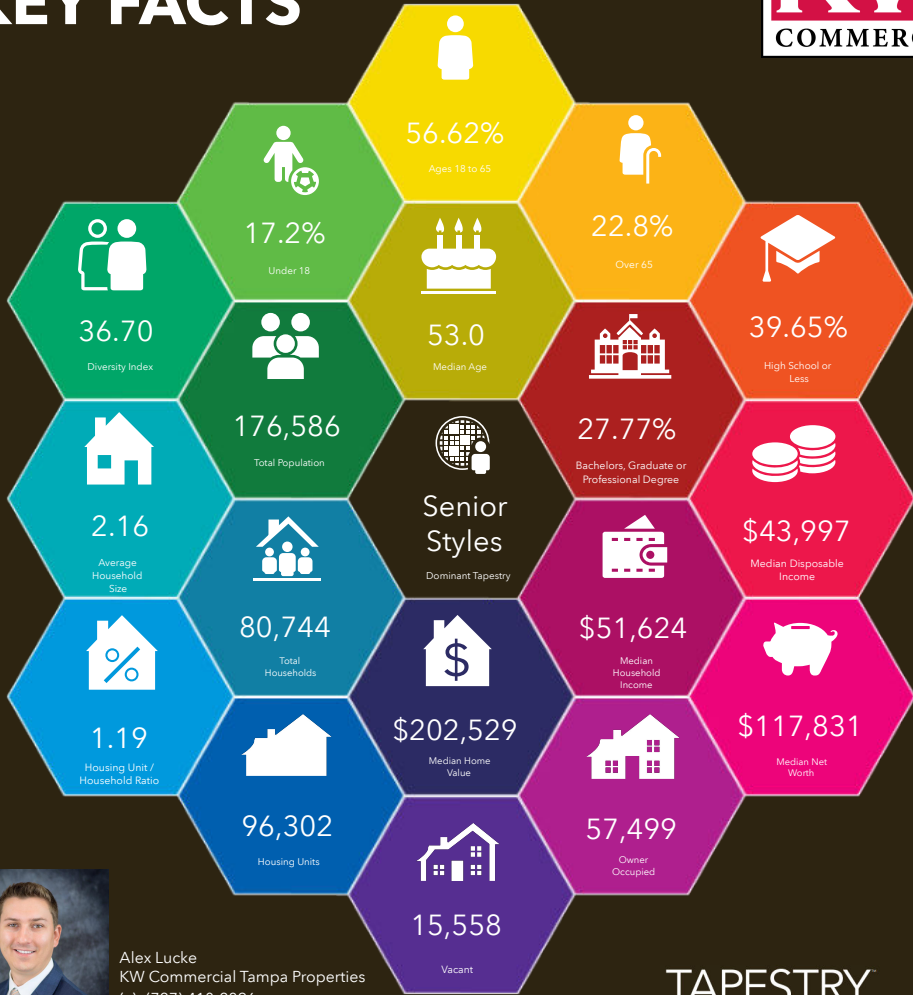
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# Drive Time Analysis

9300 Seminole Blvd, Seminole, Florida, 33772 (10 minutes)  
 9300 Seminole Blvd, Seminole, Florida, 33772  
 Drive time of 10 minutes

Prepared by Alex Lucke  
 Latitude: 27.85810  
 Longitude: -82.78751

## KEY FACTS



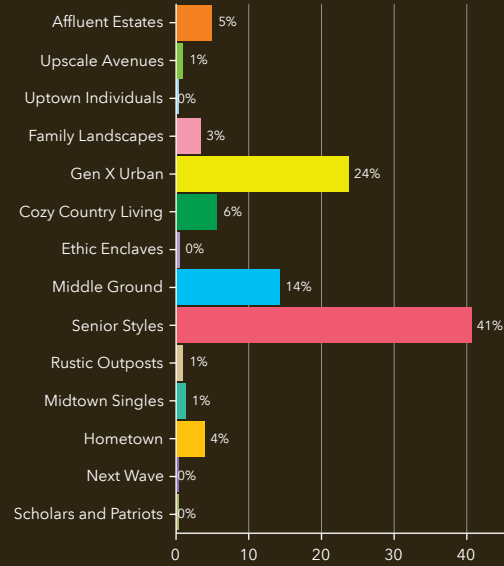
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**TAPESTRY SEGMENTATION**  
 The Fabric of America's Neighborhoods

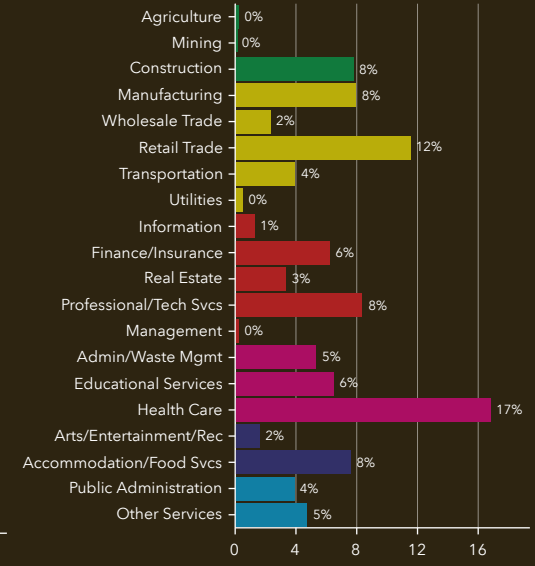
### ANNUAL HOUSEHOLD SPENDING



### Lifemodes



### Labor Force by Industry



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023

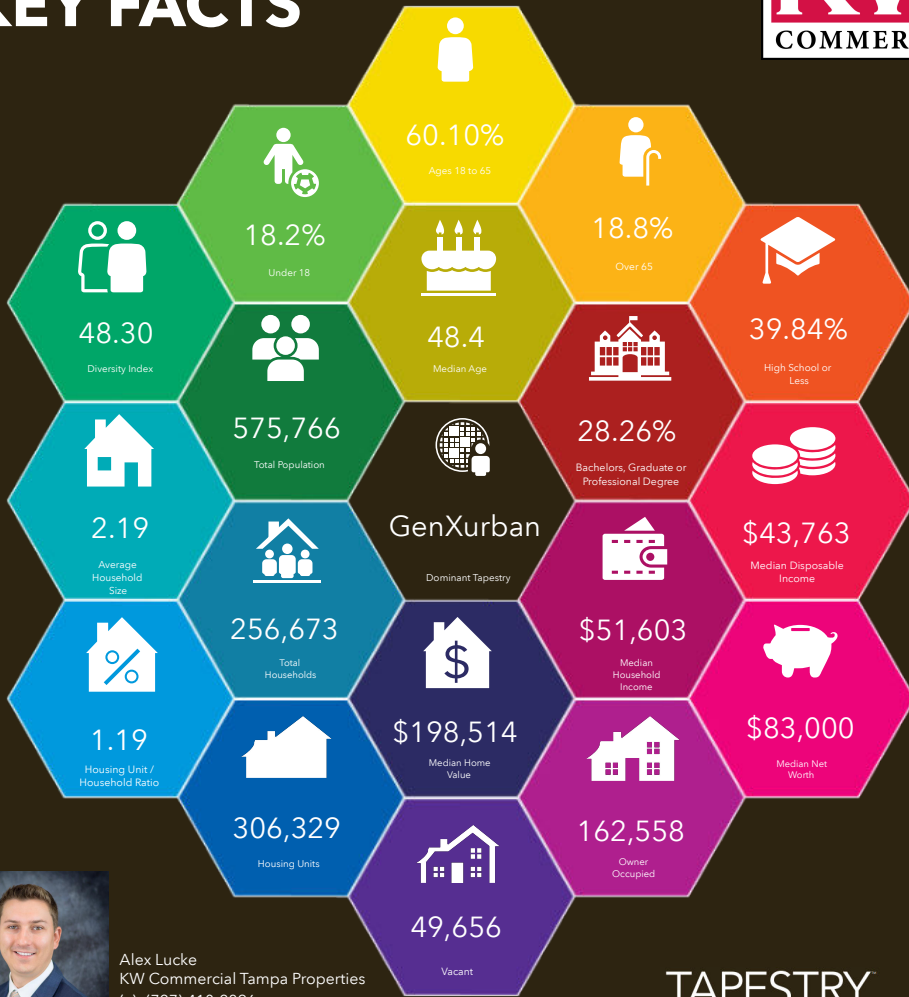
Source: This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2020.

# Drive Time Analysis

9300 Seminole Blvd, Seminole, Florida, 33772 (20 minutes)  
 9300 Seminole Blvd, Seminole, Florida, 33772  
 Drive time of 20 minutes

Prepared by Alex Lucke  
 Latitude: 27.85810  
 Longitude: -82.78751

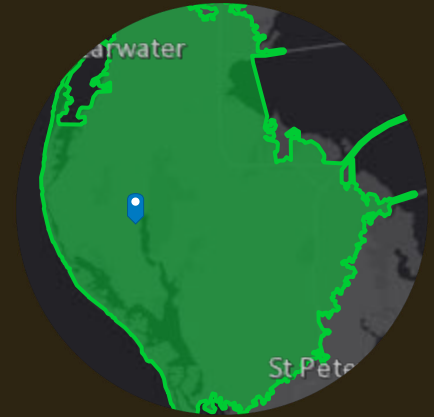
## KEY FACTS



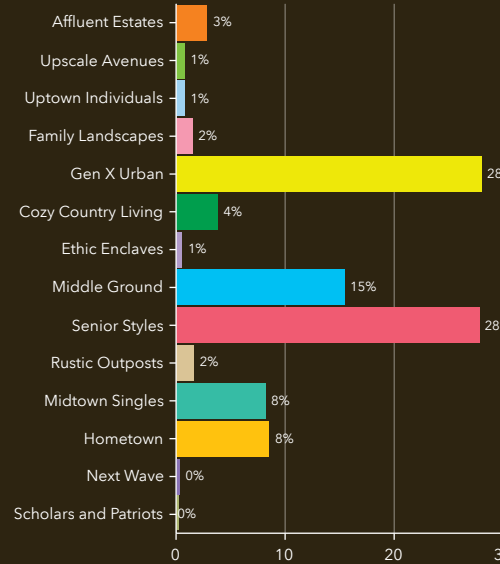
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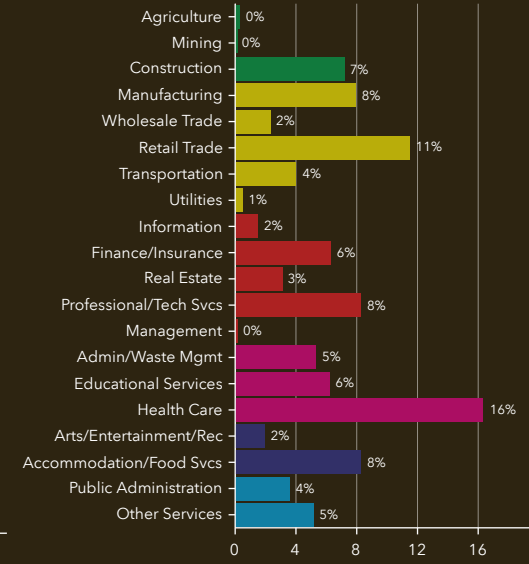
### ANNUAL HOUSEHOLD SPENDING



### Lifemodes



### Labor Force by Industry



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023

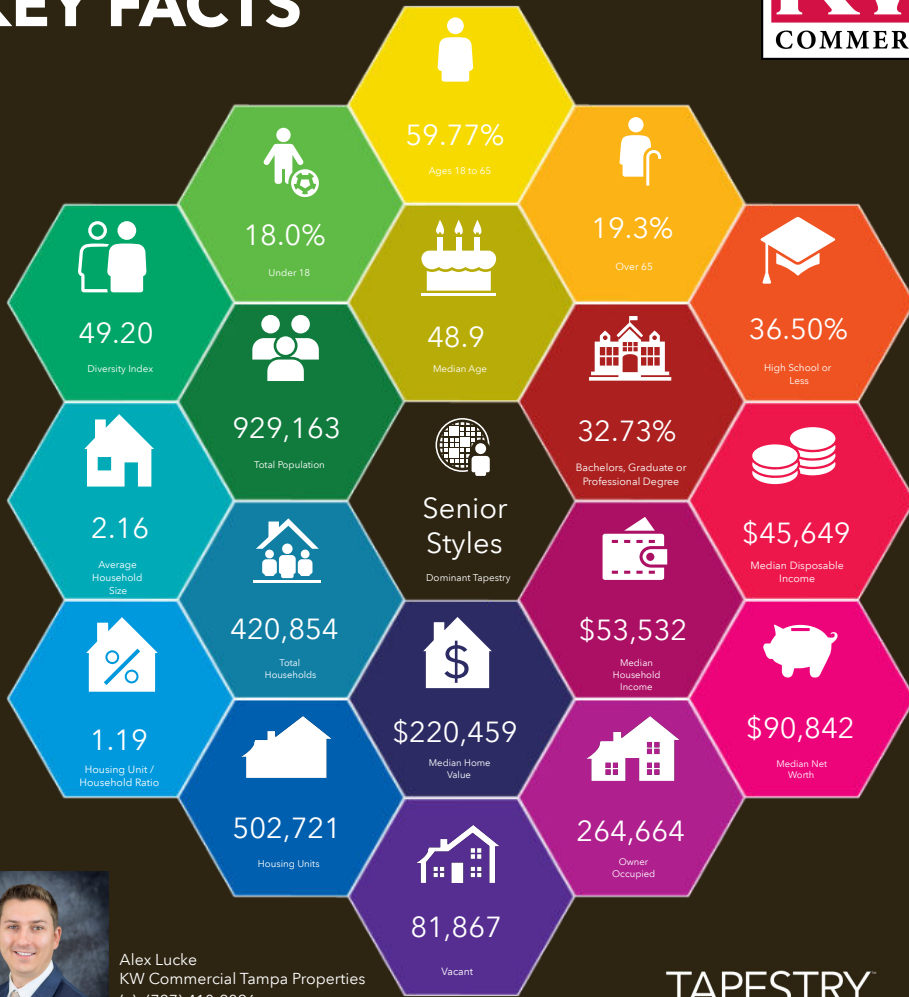
Source: This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2020.

# Drive Time Analysis

9300 Seminole Blvd, Seminole, Florida, 33772 (30 minutes)  
 9300 Seminole Blvd, Seminole, Florida, 33772  
 Drive time of 30 minutes

Prepared by Alex Lucke  
 Latitude: 27.85810  
 Longitude: -82.78751

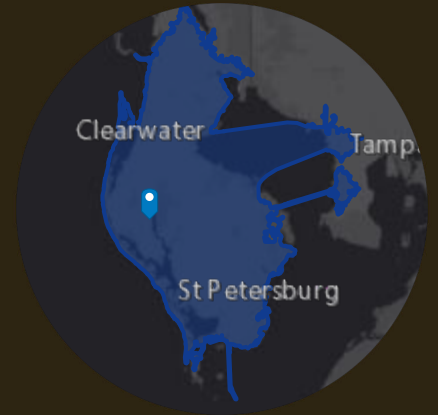
## KEY FACTS



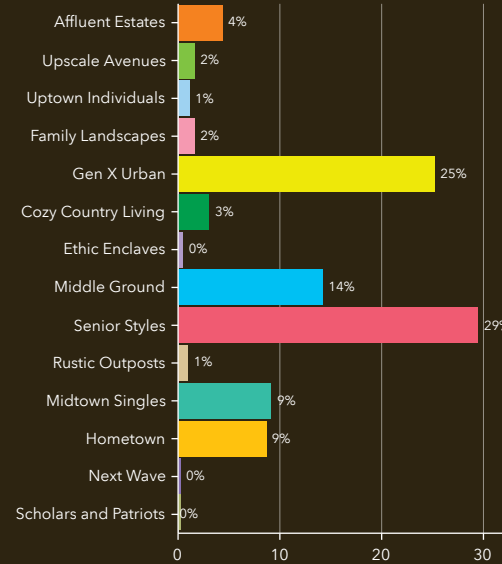
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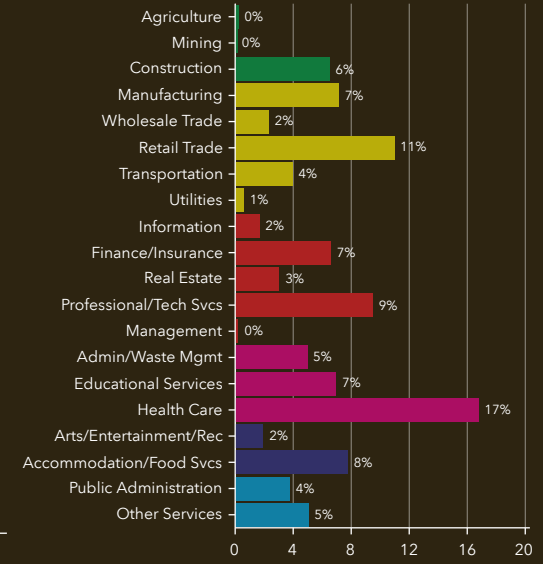
### ANNUAL HOUSEHOLD SPENDING



### Lifemodes



### Labor Force by Industry



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023



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## PROFESSIONAL BACKGROUND

Alex Lucke is a licensed Real Estate Sales Associate in the State of Florida and a Certified Commercial Investment Member, CCIM. Alex holds his license with KW Commercial, one of the most recognizable and accomplished real estate companies in the Country. As an associate, he represents Buyers, Sellers, Landlords and Tenants in all facets of commercial real estate.

A graduate from the University of Florida and native Florida resident, Alex is constantly reading up on Florida real estate trends and market analysis. Dedicated to his craft, he achieved the CCIM Designation in 2020 which is held by less than 10% of commercial practitioners nationwide. Past clients include FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies and many other local end-user and investment groups. Combined with skilled negotiation and a trained knowledge of financial analysis, Alex looks forward to delivering the best service to his clients.

Outside of real estate, Alex enjoys spending time with his wife, Jacqueline, who is a Podiatric Surgeon. Together they enjoy spending time with family and friends and with their Dachshund, Teddy. They are both avid golfers and enjoy watching football and ice hockey.

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