



NAPLES CAR WASH

BUSINESS & REAL ESTATE FOR SALE

2595 TAMAMI TRAIL E | NAPLES, FL 34112



TAMIAMI TRAIL E ±35,500 VPD



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SECTION ONE

INVESTMENT HIGHLIGHTS

NAPLES CAR WASH



OWNER/USER OPPORTUNITY – Opportunity to acquire the building, business and underlying real estate.



TOP PERFORMING LOCATION | CONSISTENT REVENUE GROWTH – Wash continues to operate at a high gross revenue figure year over year, enhancing long term profitability and yearly EBITDA. Wash has seen consistent annual revenue growth, with an increase of 14% over the past 2 years.



25+ YEAR OPERATING HISTORY | 4.1 STAR GOOGLE RATING – Current ownership has been operating the wash for over 25 years with a proven track record within the local community. Additionally, benefitting from a 4.1 google rating from 255 customer reviews.



PROXIMITY TO VARIOUS NATIONAL RETAILERS – Benefitting from immediate proximity to McDonald's, Wendy's, CVS, Starbucks, and more.



CONVERSION POTENTIAL | TURNKEY OPERATION – This full-service car wash has potential to be converted into an express exterior tunnel or continue operating as a profitable full-service wash. This turnkey operation allows for immediate operation.



STRONG DEMOGRAPHIC GROWTH | HIGH AVERAGE HOUSEHOLD INCOME | HIGH TRAFFIC COUNT – The 3-mile population exceeds 55,000 residents and is projected to grow over 15% over the next 5 years. The average household income within a 3-mile radius exceeds \$94,766. Traffic counts along Tamiami Trl E exceed 35,500+ vehicles per day.



SPECIAL TAX ADVANTAGE – Under IRS Code Sections 179 these types of properties can qualify for business expense deductions up to 40 percent of the cost in the first year. Some car washes even qualify for “bonus depreciation” for personal property acquisitions in addition.”

**Matthews™ does not provide tax, legal or account advice. This is for informational purposes only and is not intended to provide or be relied on for tax, legal or accounting advice*





NAPLES



NAPLES AIRPORT

Naples Bay Resort
& Marina

NB NAPLES BAY CLUB
Est. 2009



ASCENT AT METROPOLITAN
270 UNITS

THE LOCKUP Self Storage

AMERICAN
LEGION



GALVAN
WHEELS & TIRES

TAMIAMI TRAIL E ± 35,500 VPD

SUBJECT
PROPERTY



Rebecca's



BAYSHORE DR ± 13,400 VPD



SUBJECT PROPERTY

TAMIAMI TRAIL E ± 35,500 VPD

SECTION
TWO

FACILITY SUMMARY
NAPLES CAR WASH



FACILITY SUMMARY



\$5,200,000

LIST PRICE

WASH NAME NAPLES CAR WASH

ADDRESS 2595 TAMIAMI TRAIL E, NAPLES, FL 34112

WASH TYPE FULL SERVICE

UNLIMITED MEMBERSHIP MODEL YES

YEAR BUILT 1972

LOT SIZE ±0.63 AC

**TRAFFIC COUNTS
(TAMIAMI TRL E)** ±35,500 VPD



FACILITY PHOTOS



SECTION
THREE

MARKET OVERVIEW
NAPLES CAR WASH



NAPLES, FL

DEMOGRAPHIC HIGHLIGHTS WITHIN THREE MILES OF THE PRIMARY TRADE AREA



\$94,766

AVG HH INCOME



\$754.6M

2024 CONSUMER SPEND



25,149

HOUSEHOLDS



54,967

POPULATION

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	9,855	45,694	97,688
2025 Population	11,029	54,967	112,924
2030 Population Projection	12,614	63,476	129,719
Annual Growth 2020-2025	3.0%	5.1%	3.9%
Annual Growth 2024-2030	2.9%	3.1%	3.0%
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 Households	4,251	21,194	44,675
2025 Households	4,644	25,149	51,263
2030 Household Projection	5,298	29,027	58,900
Annual Growth 2020-2025	1.3%	2.6%	1.7%
Annual Growth 2025-2030	2.8%	3.1%	3.0%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$80,905	\$94,766	\$103,102

MARKET OVERVIEW

Naples, Florida, located in **Collier County along the Gulf of Mexico**, is one of the most desirable coastal destinations in the United States. Known for its white-sand beaches, upscale shopping, and **world-class golf courses**, Naples has established itself as a haven for retirees and affluent seasonal residents. With a median age of nearly 68, the city attracts those seeking a relaxed yet sophisticated lifestyle, supported by high-end amenities, excellent healthcare, and a strong sense of community. The population has seen **consistent growth**, and the area's high household incomes reflect both wealth preservation and consumer spending strength.

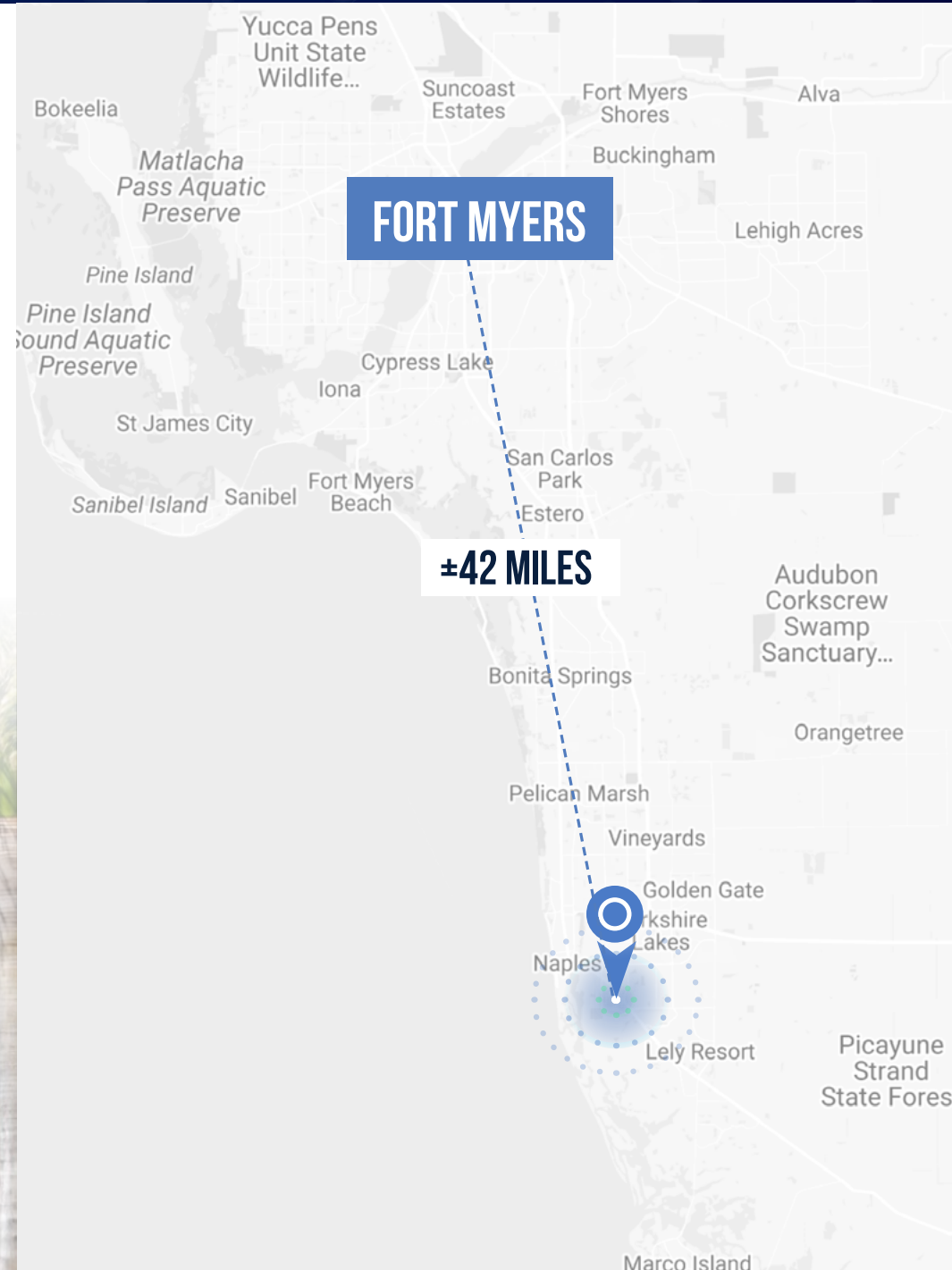
The local economy is anchored by the **healthcare, tourism, and real estate sectors**, driven largely by the city's older and wealthier demographic base. NCH Healthcare System and Physician's Regional Medical Center are major employers, while the hospitality industry continues to thrive due to seasonal demand. Naples also benefits from a steady inflow of tourists and second-homeowners, creating **year-round vehicle traffic**. This dynamic supports **strong demand** for auto-related services, including express car washes, which appeal to time-sensitive consumers seeking convenience and quality.

Naples offers geographic advantages with **proximity to Fort Myers** and convenient access to **Southwest Florida International Airport**, which serves over 8 million passengers annually. The city's infrastructure investments and well-maintained roadways contribute to **high vehicle ownership and daily traffic counts**, ideal for car wash operators. As both permanent and seasonal populations continue to grow, Naples represents a high-potential market for car wash expansion—offering consistent volume and favorable demographics in a premium environment.

FORT MYERS, FL

MARKET OVERVIEW

Fort Myers is a coastal city situated along the Caloosahatchee River in Southwest Florida, known for its historic charm, scenic waterfronts, and rapidly growing population. As the gateway to the islands of Sanibel and Captiva, Fort Myers offers a **high quality of life** rooted in outdoor recreation, boating, beaches, and a warm year-round climate. Fort Myers also benefits from strong regional connectivity. It is served by **Interstate 75 and Southwest Florida International Airport**, which ranks among the top 50 U.S. airports for passenger traffic and plays a critical role in both tourism and business travel. The city's school system and local colleges, such as **Florida Gulf Coast University** just to the south, contribute to a steadily expanding talent pool and help support local workforce development. **Residential development** has accelerated in recent years, with new master-planned communities, mixed-use projects, and lifestyle-focused neighborhoods emerging across the metro. Fort Myers continues to **attract families, retirees, and remote workers** alike, drawn by its relative affordability, access to nature, and small-city atmosphere with metropolitan-scale growth. As one of Florida's most rapidly transforming mid-sized cities, Fort Myers is well-positioned for continued demographic and urban expansion in the years ahead.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2595 Tamiami Trail E, Naples, FL 34112** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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