

Tropical Car Wash For Auction

226 S Courtenay Pkwy | Merritt Island, FL 32952

Retail
Investment Opportunity

Offering Memorandum



CREXI 

[Click Here for Auction Details](#)
Bid Date: August 17th, 2026 | 9:00 am
Starting Bid: \$200,000

MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Tropical Car Wash

226 S Courtenay Pkwy | Merritt Island, FL 32952



AutoZone

Whisk & Grind
SONNY'S
Pacific Rim BBQ

THE HOME DEPOT

ROSS
DRESS FOR LESS

Publix

BJ's
Live Generously.

BURGER KING



gerber
COLLISION & GLASS

KFC

Bath & Body Works

Olive Garden
ITALIAN KITCHENS

Red Lobster

TAKE 5
BREWERY

Wendy's

CARRABBA'S
ITALIAN GRILL

CVS
pharmacy

E Merritt Island Cswy ± 36,000 VPD

BANK OF AMERICA

ups

Pizza Hut

Starbucks

Pet Supermarket

FLORIDA BOW THRUSTERS
THRUSTERS & HYDRAULIC PLATFORMS

TIMMY JOHN'S
CORRECT SANDWICHES

TJ-maxx

FIREHOUSE
SUBS
FOUNDED BY FIREMEN

Fortenberry Rd ± 5,000 VPD



Subject Property

S Courtenay Plwy ± 10,700 VPD

DOLLAR GENERAL

Family Vision
CENTER

TURKEY FLORIDA
INSURANCE

226 S Courtenay Pkwy
Merritt Island, FL 32952

±2,012 SF
GLA

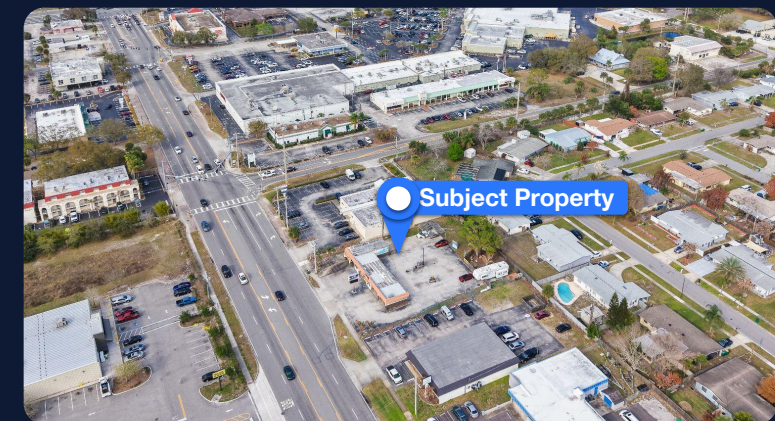
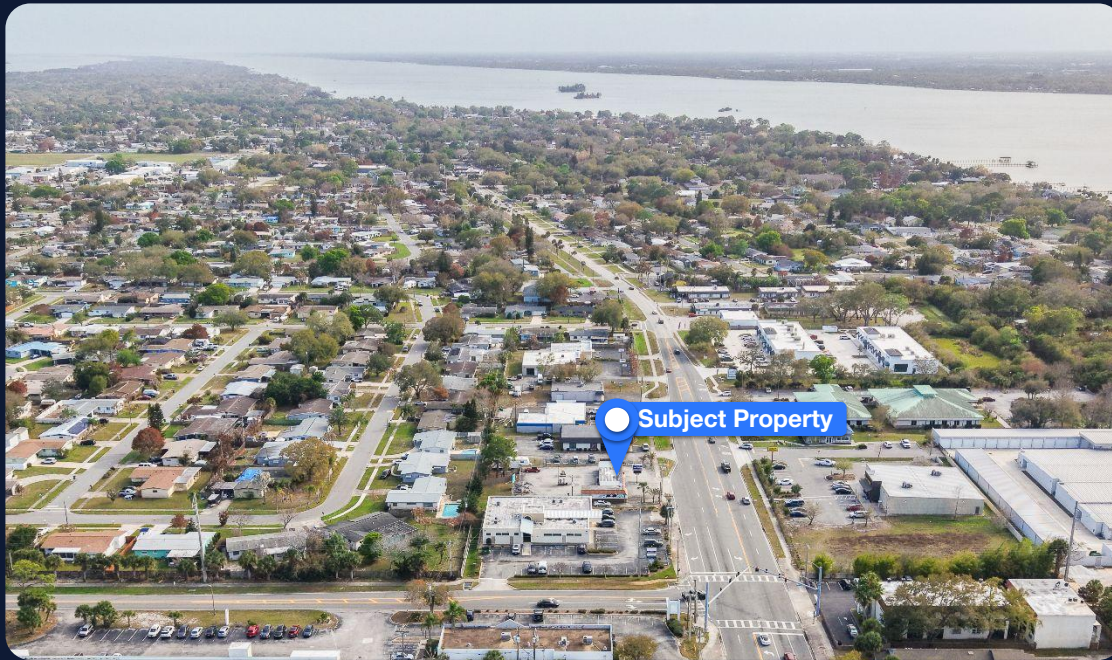
1995
Year Built

±10,700
Vehicles Per Day (S Courtenay Pkwy)

±0.43 AC
Land Area



PROPERTY PHOTOS



FINANCIAL OVERVIEW

Tropical Car Wash

226 S Courtenay Pkwy | Merritt Island, FL 32952



FINANCIAL SUMMARY

\$200,000

Starting Bid

1995

Year Built

±0.43 AC

Land Area

Property Details

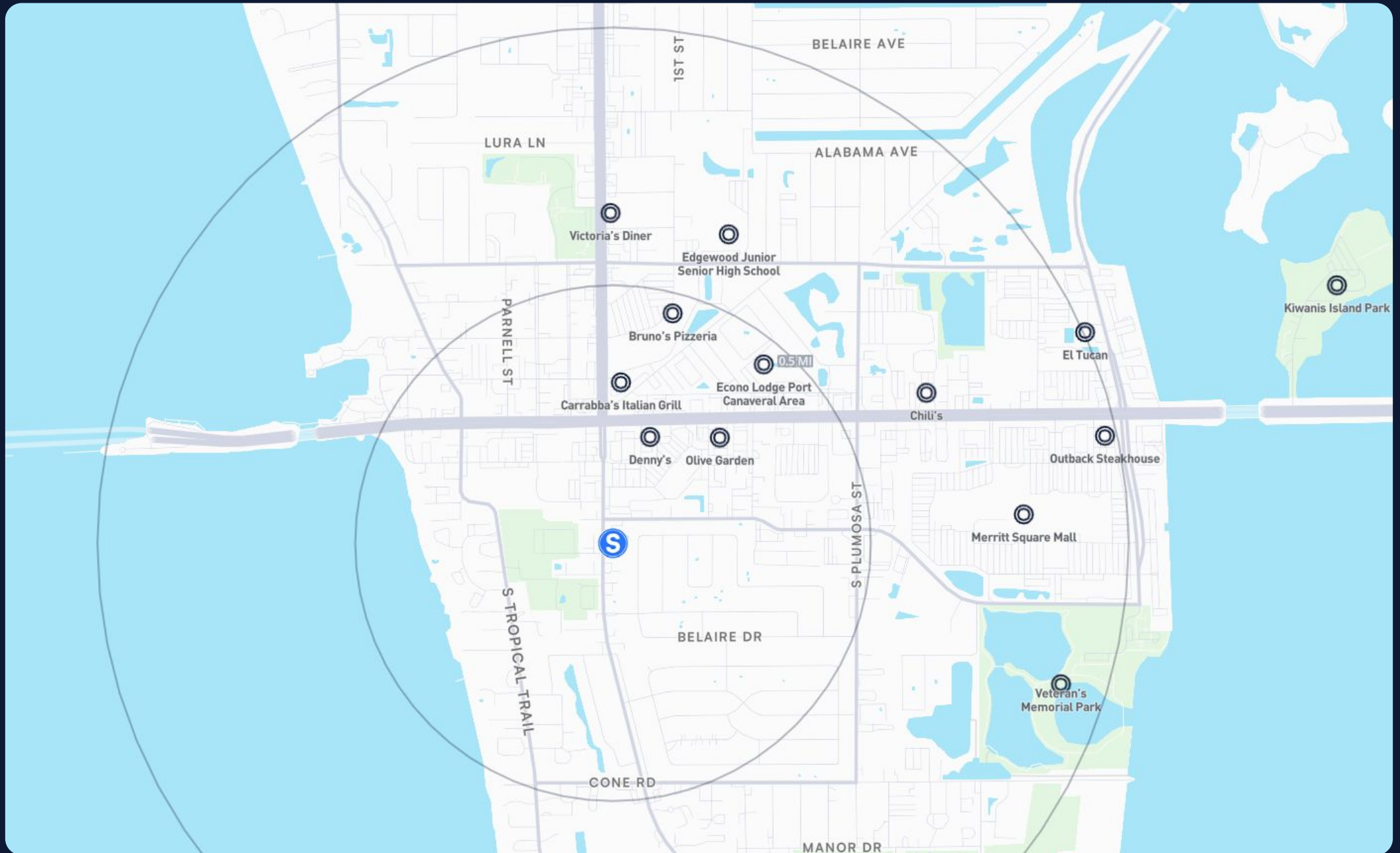
Name	Tropical Car Wash
Address	226 S Courtenay PKWY
City, State	Merritt Island, FL
APN	24-36-35-02-00000.0-00054.B
Land Area	±0.43 AC
Year Built/Renovated	1995
Property Type	Car Wash
Net Rentable Area	±2,012 SF
Total Tenants	1
Current Occupancy	0%



MARKET OVERVIEW

Tropical Car Wash

226 S Courtenay Pkwy | Merritt Island, FL 32952



MERRITT ISLAND, FL



Market Demographics

\$94,012

Median HH Income

49

Median Age

15,000

Employed Population

34,700

Total Population

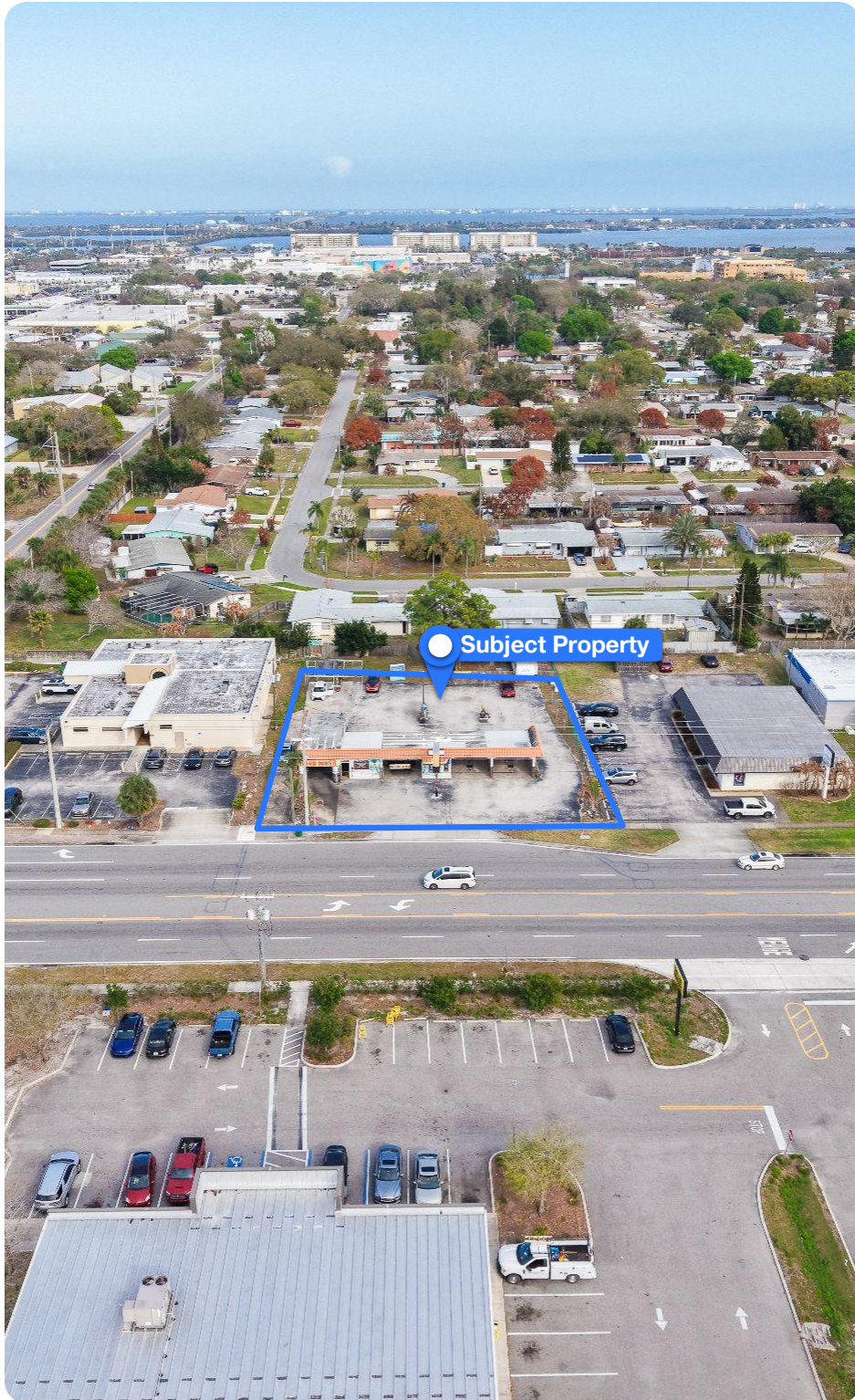
Local Market Overview

Located along Florida's Space Coast in Brevard County, Merritt Island benefits from its strategic position between the Atlantic Ocean and the Indian River Lagoon, offering a desirable coastal lifestyle combined with strong regional economic connectivity. The community sits within the Palm Bay–Melbourne–Titusville metropolitan area and serves as a residential and commercial hub supporting nearby aerospace, technology, and tourism industries. With convenient access to State Road 528 (Beachline Expressway) and Interstate 95, Merritt Island provides efficient connectivity to Orlando International Airport and the broader Central Florida economy.

The area is characterized by stable demographics, high homeownership, and strong household incomes that support retail demand. Merritt Island maintains a population of roughly 35,000 residents with a median household income exceeding \$90,000, reflecting a well-established consumer base. The community's mature residential neighborhoods, waterfront housing, and steady population profile create consistent demand for neighborhood retail and service-oriented businesses.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	6,086	41,284	88,326
2020 Census	5,911	40,640	86,779
Growth 2020-Current Year	2.95%	1.59%	1.78%
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,768	18,043	37,398
2020 Census	2,640	17,792	36,637
Growth 2020-Current Year	4.84%	1.41%	2.07%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$91,100	\$105,177	\$107,501



Local Market Overview

Brevard County's retail environment is supported by consistent population stability and strong visitor traffic tied to the region's coastal amenities and aerospace activity. Communities along the Space Coast benefit from steady inflows of tourists visiting nearby beaches, cruise terminals, and space launch events, which generate recurring consumer spending across restaurants, convenience retail, and service-based businesses. Retail corridors throughout the region typically feature a mix of national tenants and locally owned operators serving both year-round residents and seasonal visitors, creating a diversified tenant base that supports long-term occupancy stability.

The Merritt Island trade area also benefits from its role as a central connector between mainland Brevard County and barrier island destinations such as Cocoa Beach and Cape Canaveral. Daily commuter patterns, tourism flows, and cruise passenger activity moving through nearby Port Canaveral contribute to sustained traffic volumes along the island's primary commercial corridors. As a result, retail properties in the immediate area frequently capture demand from both neighborhood consumers and regional visitors, reinforcing the market's strength for convenience retail, quick-service restaurants, medical services, and essential retail operators.

Economic Drivers

Merritt Island sits adjacent to the Kennedy Space Center and Cape Canaveral Space Force Station, two of the nation's most important aerospace launch and research facilities. The surrounding Brevard County region has become a global hub for space exploration, advanced manufacturing, and engineering services. Major aerospace contractors and commercial launch companies have expanded operations along the Space Coast, attracting a highly skilled workforce and supporting a wide network of suppliers, service providers, and supporting businesses. In addition to aerospace, the regional economy benefits from healthcare, tourism, marine industries, and advanced technology sectors that drive long-term employment stability.

Auction Process

Starting Bid	\$200,000
Bid Date	August 17th, 2026 9:00 am



Bidding will run for a duration of 48-hours and we suggest bidders check in regularly to the Crexi listing page for continued updates. As all auction sales are non-contingent, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the Property.

Getting Started

- Create your Crexi account by simply going to crexi.com and clicking the “sign up” button on the top right corner of the site.
- Have additional questions? Contact the listing broker, our auction expert or Crexi representative. Contact information for them is provided on the bottom left side of the property page.
- Go to the property page to download the OM and any due diligence documents found in the vault. You will need to Agree to the terms of the Confidentiality Agreement.

Registration & Auction Participation

- Registering to Bid: On the property page, click the “Register to Bid”. Complete the registration steps, including uploading your Proof of Funds which are required to become fully approved to bid. A Crexi representative will be in contact with you during your registration to assist you through this requirement.
- Participation Deposit: Each bidder must place a refundable deposit on their account in order to place bids during the 48-hour auction period. Each bidder will complete this process electronically during the registration process. Please refer to the listing page for exact amount, as it varies for each asset. Please note, if you are not deemed the winning bidder, the Participation Deposit will be refunded to you immediately. Approved to Bid: You will have access to bid directly on the property page using the “Bid Now” button, as soon as the 48-hour auction event window opens. During the auction, monitor the activity of the bidding closely, and place your bids accordingly.

Closing & Next Steps

- Once you are deemed the winning bidder, you will be contacted by a Crexi representative immediately.
- The purchase documents will be sent to you electronically and for execution within 2 hours per the Auction Terms & Conditions.
- Earnest Money Deposit must be received within 24 hours following the close of the Auction or as outlined in the purchase documents.
- The Crexi Closing Portal will be shared with all closing parties and a Crexi representative will assist you throughout the closing process. Bidding will run for a duration of 48-hours and we suggest bidders check in regularly to the Crexi listing page for continued updates. As all auction sales are non-contingent, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the Property.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 226 S COURTENAY PKWY, MERRITT ISLAND, FL, 32952 ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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™. 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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.