



LIQUID SUNSHINE CAR WASH

4132 Southside Blvd | Jacksonville, FL 32216

**Business & Real Estate
Investment Opportunity**

Offering Memorandum

Recurring Revenue: Unlimited Wash Club | ±50,000 VPD | Jacksonville Growth: +16% Since 2020



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EXCLUSIVELY LISTED BY

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INVESTMENT HIGHLIGHTS

Property Highlights

- **Express Tunnel Owner/User Opportunity** – Opportunity to acquire the building, business and underlying real estate for an operating express tunnel car wash.
- **Unlimited Wash Club | Recurring Revenue Stream** – Wash benefits from an unlimited membership model, providing a consistent and predictable revenue stream. Unlimited pricing options of \$20, \$25, \$30, and \$35. Location currently has a Fleet Plan option with options at \$10, \$15, \$20, and \$25. Single wash pricing of \$10, \$15, \$20, and \$25.
- **Exceptional Exposure | High Visibility Site** – Traffic counts along Southside Blvd exceeds 50,000+ VPD providing exceptional visibility.
- **Consistent Population Growth (5.74% Over 5 Years) | Strong Local Economics** – Jacksonville has seen population growth in excess of 16% since 2020, with projections for an additional 16% growth by 2030. Consumers within a 1-mile radius spend over \$26 million annually on transportation and maintenance, and over \$672 million annually within a 5-mile radius.
- **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.

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\$3,200,000
List Price



Southside Blvd ±50,000 VPD



St Johns Town Center

Dillard's LV COACH DICK'S SPORTING GOODS
 TORY BURCH POTTERY BARN The Cheesecake Factory
 NORDSTROM J.CREW
 URBAN OUTFITTERS alo VANS True Food kitchen

Markets at Town Center

ROOMS TO GO COSTCO WHOLESALE NORDSTROM rack REI CO-OP
 ULTA BEAUTY SPROUTS FARMERS MARKET sugar CVS pharmacy

CINEMARK Mellow MUSHROOM PIZZA BAKERS Jersey Mikes SUBS
 Wendy's Chick-fil-A

II Villagio Condos
±440 Units

Florida Blue

Jason's deli DUNKIN'
 MILLER'S ALE-HOUSE McDonald's BURGER KING

HYUNDAI
 Cadillac LINCOLN

St Johns Town Center

ALDI Publix TARGET
 PET SMART Burlington
 ROSS DRESS FOR LESS OLD NAVY Marshalls
 ASHLEY DSW Total Wine & MORE

54 Magnolia Apartments
±276 Units

TIRE KINGDOM
 A MAVIS COMPANY

Copeland's OF NEW ORLEANS

Waffle & Ice Cream
 Dessert Shop

CVS pharmacy

Pisco's
 Peruvian Restaurant

MD NOW
 URGENT CARE
 Affiliated with HCA Florida Healthcare

TIRE PLUS
 TOTAL CAR CARE

Publix

bp

CHOW'S
 COUNTRY BUFFET

Subject Property

Southside Blvd ± 50,000 VPD

Southside Liquors

Walmart Supercenter
 ±1.3 Miles Away via Southside Blvd
 Top 2% of National Locations
 Source: AlphaMap

enterprise





Southside Blvd ± 50,000 VPD

Service Rd



Pay Station

Vacuums

4132 Southside Blvd Jacksonville, FL 32216

Facility Summary

Wash Type	Express
Tunnel Length/Conveyor	100' / 85'
Equipment	Sonny's
Vacuums	14, Sonny's
Pay Stations	2
Year Built/Opened	2009 / 2022
Hours of Operation	Mon-Sun: 8:00am – 8:00pm
Lot Size	±0.71 AC
Vehicles Per Day	±50,000 VPD
Single Wash Pricing	\$10, \$15, \$20, \$25
Unlimited Wash	\$20, \$25, \$30, \$35
Fleet Plans	\$10, \$15, \$20, \$25



JACKSONVILLE, FL

Local Market Overview

Jacksonville, Florida is the largest city by land area in the contiguous United States and serves as a regional center in northeast Florida. Its location along the St. Johns River and near the Atlantic coast has supported its role in transportation and logistics, especially through its port and highway network. The city has seen steady population growth, driven in part by lower living costs compared to other major Florida cities.

The economy is diversified across several sectors, including healthcare, retail, finance, logistics, and manufacturing. Healthcare and retail employ large portions of the workforce, while finance and insurance are also significant contributors. Jacksonville functions as a distribution and shipping hub due to its port and infrastructure, and it is home to several large corporations, which support its business environment. Economic growth in Jacksonville has been supported by population increases, business expansion, and ongoing development. The mix of industries helps provide some stability during economic changes. Overall, the city operates as a mid-sized economic center with steady growth and a broad employment base.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	9,071	86,411	238,466
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,050	38,373	101,596
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$77,786	\$95,242	\$97,520



JACKSONVILLE, FL

The Jacksonville metropolitan area continues to exhibit robust and sustained population growth, reflecting its increasing economic vitality and regional appeal. From 2019 to 2024, Jacksonville's metro population grew by more than 8%, bolstered by strong domestic migration and favorable economic conditions. In the most recent annual period from 2023 to 2024, the region added approximately 45,000 new residents, elevating its total population to over 1.7 million.

This demographic expansion is largely driven by Jacksonville's combination of job availability, tax-friendly policies, and relatively low cost of living. The market's affordability, combined with its strategic location along the Atlantic coast and access to multiple transportation corridors, attracts a steady influx of young professionals and families. As new residents continue to form households and contribute to local economic activity, Jacksonville solidifies its position as a dynamic and upward-trending metropolitan hub.

Total Population

1.7 Million +

Median HH Income

\$77,013

Annual Visitors

8.0 Million+

GDP

\$129.4 Billion



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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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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.

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