



1450 N Military Trl

West Palm Beach, FL 33409

Business & Real Estate For Sale

**Owner/User Investment
Opportunity**

Offering Memorandum



MATTHEWS™

Exclusively Listed By

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Property Overview

Wash & Wax Auto Spa

1450 N Military Trl, West Palm Beach, FL 33409



Investment Highlights

Property Highlights

- **Highly Profitable Owner/User Opportunity** – Opportunity to acquire the building, business and underlying real estate for a highly profitable car wash.
- **Recent Capex Improvements | Sonny's Enterprises & Ryko Equipment** – Auto Spa is equipped with a 50ft express tunnel consisting of a Sonny's Conveyor (installed in 2021) and Sonny's Equipment. Owner recently replaced one of the two automatics, installing a brand new Ryko 5 (\$200k value).
- **Versatile Offering with Multiple Revenue Streams | Flex Service wash including Self-Serve & IBAs** – Catering to diverse preferences as a flex serve car wash, this location is equipped with a 50ft express tunnel, Detailing Services, full-service washing, 2 self service bays, 2 IBAs, and 5 vacuums.
- **25+ Year Operating History | 3.8 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 3.8 google rating from 587 customer reviews.
- **Strong Demographics | High Traffic Counts | High Visibility** – The 3-mile population exceeds 117,000 and 5-mile population nearly 300,000. Population growth for the next 5 years is projected to be nearly 4%. Traffic counts along N Military Trl exceed 40,000+ vehicles per day. Highly visible location sitting on a 1.00 AC lot.
- **Proximity To Various National Retailers** – Benefiting from immediate proximity to Walmart, Dollar Tree, AutoZone, McDonalds, Ross, Wendy's, and many others.
- **Special Tax Advantage** - Under IRS Code Sections 179 ese 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*

Property Photos





The Tennis Club of Palm Beach
Tennis Club

809

Azalea Village
±384 Units

Monaco Isles Apartment Homes
±317 Units



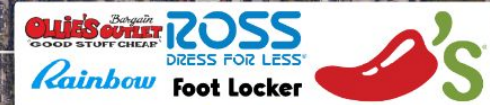
Century Village
±7,956 Condos



704

± 40,500 VPD

± 72,500 VPD



Mallards Landing Apartments
±212 Units



Subject Property



The Residences at Haverhill
±117 Units



Financial Overview

Wash & Wax Auto Spa

1450 N Military Trl, West Palm Beach, FL 33409



Financial Overview

1450 N Military Trl, West Palm Beach, FL 33409

List Price	\$3,560,000
Cap Rate	11.00%
Car Wash Name	Wash & Wax Auto Spa
Services	Flex Service, Self-Serve, Automatic, Detailing
Tunnel Length / Equipment	50ft Express Tunnel with Sonny's Equipment
Bays	2 Self-Serve, 2 IBA's
IBA Equipment	Ryko 5
Unlimited Membership Model	Yes
Year Built	1995
Lot Size	±1.00 AC
Traffic Count (N Military Trl)	±40,000 VPD



Market Overview

Wash & Wax Auto Spa

1450 N Military Trl, West Palm Beach, FL 33409



West Palm Beach, FL

Local Market Overview

The West Palm Beach trade area has exhibited consistent population and income growth, fueling demand for daily services. The city’s recent growth rate exceeds most peer Florida metros, with continued inward migration and household formation supporting local retail and service absorption. The median income trajectory in the the broader Palm Beach County area continues upward, creating a stronger base of discretionary and routine spending. Vehicle ownership per household remains high, supporting robust demand for automotive services.

Vehicular traffic along Military Trail, in particular near the subject site, ranks among the higher-count corridors in this part of the county. The north–south flow along Military Trail connects dense residential neighborhoods to major east–west thoroughfares, sustaining high pass-by exposure. Combined with signalized intersections and minimal competing car wash options within the immediate radius, the site is well positioned to capture both convenience washes and membership volume from motorists commuting through the area.



Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	15,522	123,919	306,479
Current Year Estimate	15,193	124,438	309,898
2020 Census	14,613	114,090	286,872
Growth Current Year-Five-Year	2.17%	-0.42%	-1.10%
Growth 2020-Current Year	3.97%	9.07%	8.03%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,007	47,887	121,719
Current Year Estimate	4,950	48,793	124,135
2020 Census	4,738	44,280	114,097
Growth Current Year-Five-Year	1.14%	-1.86%	-1.95%
Growth 2020-Current Year	4.48%	10.19%	8.80%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$68,706	\$83,627	\$108,123

West Palm Beach, FL

Market Demographics



119,500
Total Population

\$69,261
Median HH Income

50,000
of Households

48-50%
Homeownership Rate

60,760
Employed Population

34%
% Bachelor's Degree

40.2
Median Age

\$369,800
Median Property Value

Economic Drivers

Regional Strengths: West Palm Beach is anchored by a diversified service economy, financial services presence, healthcare, tourism, and high-net-worth residential influx.

Geographic Access: Strategically located on Florida's east coast corridor with direct access to I-95, the Florida Turnpike, and proximate to Palm Beach International Airport.

The region benefits from strong tourism inflows, affluent second-home owners, and a growing professional class relocating to Florida's favorable tax climate. Major institutions such as medical centers, universities, and financial firms continue to expand locally. The residential real estate and luxury services sectors remain strong complements.

\$90B
Regional GDP
(Palm Beach County)

±70 Miles
Distance to Nearest
Major Metro (Miami)

±8M Annual Passengers
Palm Beach International Airport (±2 Miles Away)

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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 1450 N Military Trl, West Palm Beach, FL, 33409 ("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:

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.

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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.

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