



145 Movie St, Saint Augustine, FL 32086

**Retail
Investment Opportunity**
Offering Memorandum



MATTHEWS™

Exclusively Listed By

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PROPERTY OVERVIEW

Hurricane Express Wash
145 Movie St Saint Augustine, FL 32086



INVESTMENT HIGHLIGHTS

±1.66 AC
Lot Size

2022
Year Built

±34,500
VPD

Property Highlights

- Hurricane Express Wash is a 2022-built express car wash offered as a fee-simple business and real estate acquisition opportunity in St. Augustine, Florida.
- The Property is improved with a 4,600-square-foot facility situated on 1.66 acres, featuring a 120-foot wash tunnel, three pay stations, and 22 vacuum stalls, providing operational efficiency and customer throughput capacity.
- Positioned along a prominent commercial corridor with exposure to approximately 34,500 vehicles per day, the site benefits from strong visibility and accessibility within a rapidly expanding trade area.
- The immediate market continues to experience significant growth, with ongoing development of multifamily communities, grocery-anchored retail centers, hotels, and additional commercial projects expected to further enhance traffic counts and consumer demand.
- Robust residential expansion throughout the surrounding area supports continued growth in membership penetration, customer retention, and recurring revenue generation.





NE

Walmart Supercenter
 Top 2% of National Locations
 Source: AlphaMap

Moultrie Square

Publix PAPA JOHN'S
 tropical CAFE ups
 O'Reilly AUTO PARTS CIRCLE K ZAXBY'S
 DUNKIN'

W. D. Hartley Elementary
 ±650 Students and Teachers

Gamble Rogers Middle School
 ±950 Students and Teachers

UFHealth
 UNIVERSITY OF FLORIDA HEALTH

Wawa McDonald's
 Culver's ExtraSpace Storage

ANYTIME FITNESS

New Development
The Cottages at Rolling Hills
 ± 33.26-acre residential community. It will feature 250 cottage-style, build-to-rent homes alongside a clubhouse and resort-style pool.

State Road 312 Retail Corridor

LOWE'S STAPLES ALDI
 THE HOME DEPOT ULTA CH2ZE FITNESS Office DEPOT CVS pharmacy
 CARRABBA'S petco Chick-fil-A

Vehicle Sales and Maintenance

VW MITSUBISHI MOTORS Auto Zone TIRE KINGDOM SERVICE CENTERS
 DODGE TRACTOR SUPPLY CO KIA
 HONDA GMC Advance Auto Parts NISSAN

EPIC THEATRES

Ashby Landing
 ±128 Homes

Goodwill

207

±34,500 VPD

HURRICANE EXPRESS WASH
 Subject Property

planet fitness





 22 Vacuum Bays

FINANCIAL OVERVIEW

Hurricane Express Wash
145 Movie St Saint Augustine, FL 32086



145 Movie St
Saint Augustine, FL 32086

\$5,000,000
List Price

Tenant Hurricane Express Wash

Type of Sale Business and Real Estate

Car Wash Type Express/Flex

Lot Size ±1.66 AC

GLA ±4,600 SF

Year Built 2022

Of Vacuums 22

POS Stations 3 (Sonny's)



±34,500
VPD

120 ft
Size of Tunnel

MARKET OVERVIEW

Hurricane Express Wash
145 Movie St Saint Augustine, FL 32086



SAINT AUGUSTINE, FL

15,000

Total Population

\$112,667

Average HH Income

45 Years

Median Age

±13.75%

2020-2025 Population Growth

\$13B

Gross Domestic Product
(St. Johns County)

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,848	41,622	94,013
Current Year Estimate	5,753	36,396	82,677
2020 Census	5,257	33,659	75,197
Growth Current Year-Five-Year	19.04%	14.36%	13.71%
Growth 2020-Current Year	9.42%	8.13%	9.95%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,981	17,885	42,757
Current Year Estimate	2,498	15,600	37,602
2020 Census	2,076	13,525	32,145
Growth Current Year-Five-Year	19.34%	14.65%	13.71%
Growth 2020-Current Year	20.31%	15.34%	16.98%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$88,104	\$109,006	\$120,511

Local Market Overview

St. Augustine, Florida is a historic coastal city in Northeast Florida known for its strong tourism economy, **steady population growth**, and desirable quality of life. The area has experienced consistent in-migration **driven by retirees, remote workers, and families seeking coastal living** within proximity to Jacksonville. Local demand is supported by a healthy mix of hospitality, retail, and service-based employment, along with a **growing healthcare presence**. St. Johns County, where St. Augustine is located, is **among the fastest-growing counties in Florida**, contributing to rising home values, new residential development, and expanding consumer spending. The region's appeal is further enhanced by strong school systems, accessibility via Interstate 95, and a well-developed tourism infrastructure that drives year-round visitation.



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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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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