



145 Movie St, Saint Augustine, FL 32086

**Retail  
Investment Opportunity**  
Offering Memorandum



**MATTHEWS™**

# Exclusively Listed By

## Point of Contact



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# MATTHEWS™



# 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 100-foot wash tunnel, three pay stations, and 18 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

**UFHealth**  
 UNIVERSITY OF FLORIDA HEALTH

**Wawa**   
**McDonald's**   
**Culver's**   
**ExtraSpace Storage** 

**ANYTIME FITNESS**

**Moultrie Square**

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

 **W. D. Hartley Elementary**  
 ±650 Students and Teachers

 **Gamble Rogers Middle School**  
 ±950 Students and Teachers

**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 BEAUTY**   
**CHÖZE FITNESS**   
**Office DEPOT**   
**CVS pharmacy**   
**CARRABBA'S ITALIAN GRILL**   
**petco**   
**Chick-fil-A** 

**Vehicle Sales and Maintenance**

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

**EPIC THEATRES**

 **Ashby Landing**  
 ±128 Homes

207

± 34,500 VPD

**Goodwill**

 **HURRICANE EXPRESS WASH**  
 Subject Property

 **planet fitness**





 18 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

**Lot Size** ±1.66 AC

**GLA** ±4,600 SF

**Year Built** 2022

**Pay Stations** 3

**# of Vacuums** 18



**±34,500**  
VPD

**100 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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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 145 Movie St, Saint Augustine, FL, 32086 ("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.

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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.

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