

# Stars and Stripes Car Wash

7520 W McNab Rd | North Lauderdale, FL 33068



**±46,000 VPD | ±1 AC on Prime South Florida Lot | Potential Redevelopment Opportunity**

**Retail Investment Opportunity**  
Offering Memorandum

**MATTHEWS™**

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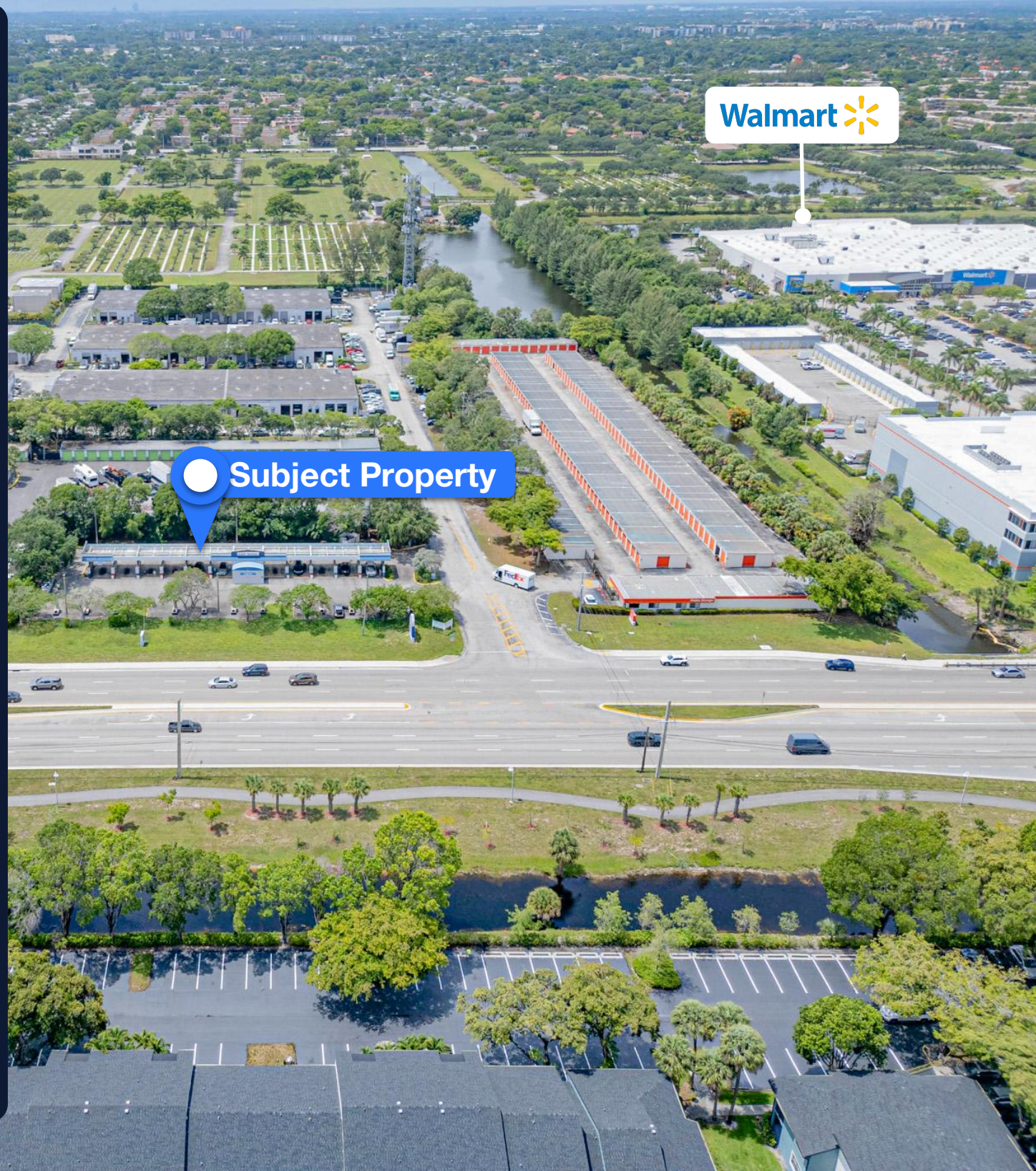




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# Property Overview

**Stars and Stripes Car Wash**  
7520 W McNab Rd, North Lauderdale, FL 33068



# Investment Highlights

**\$3,000,000**  
List Price

**11**  
Self-Serve Bays

## Property & Business Overview

- **Owner/User Opportunity:** Acquire the business, building, and underlying real estate in one of South Florida's most densely populated suburban markets. The facility is a revenue-generating operation with a clear path to NOI growth through modest capital improvements and active marketing — neither of which are currently being utilized.
- **Value-Add Platform:** Currently operating with minimal marketing spend and full reliance on drive-by traffic alone. The addition of a supplemental in-bay automatic unit — all of which are accommodated by the existing site plan — would materially increase revenue per vehicle and total throughput.
- **11-Bay Self-Service Facility:** One of the larger self-service configurations in Broward County, with 11 bays generating revenue across the full 24-hour cycle. The breadth of the self-service platform captures demand from a wide range of customer profiles including commuters, tradespeople, boat owners, and fleet operators common to the surrounding workforce submarket.
- **Qualifies for Bonus Depreciation:** Car wash assets qualify for accelerated federal depreciation, allowing buyers to write off the majority of the acquisition cost in year one — an exceptional tax advantage for high-net-worth investors and owner-operators seeking to shelter income at closing.



# Investment Highlights



## Location & Demographics

- **A-Class Real Estate on a Broward County Primary Arterial:** McNab Road is one of the principal east-west thoroughfares in Broward County, connecting US-441 to Dixie Highway and beyond. Carrying  $\pm 46,000$  vehicles per day, this traffic volume rivals the busiest retail corridors in South Florida and creates a continuous, captive customer base for a 24/7 operation with prominent road frontage and direct ingress.
- **Exceptional Frontage & Site Access:** The property sits on McNab Road with full visibility to westbound and eastbound traffic. The site offers clean, efficient ingress and egress with no stacking conflicts — a meaningful operational advantage in a high-density urban environment where site access is often constrained.
- **Dense, Supply-Constrained Infill Submarket:** North Lauderdale is a fully built-out municipality with virtually no remaining vacant land suitable for ground-up car wash development at this corridor. New competition cannot replicate this location. Buyers acquiring here are acquiring a durable, defensible market position.
- **High-Density Residential Demand Generator:** The 3-mile trade area is one of the most densely populated in Broward County, anchored by established single-family and multi-family residential neighborhoods. This household density drives consistent, repeat customer traffic — everyday essential spending that holds up across economic cycles.
- **Strong Surrounding Retail Ecosystem:** The McNab Road corridor at this node benefits from strong co-tenancy including Walmart, Home Depot, Publix, and Winn-Dixie within close proximity. These anchors drive significant secondary traffic past the subject property daily, converting retail visits into car wash customers.
- **Minimal New Competition:** Broward County's regulatory environment, land scarcity, and permitting complexity create meaningful barriers to new car wash entrants. The subject property's position — mid-corridor and embedded in an established retail node — insulates it from new tunnel-format competition targeting the same trade area.

**Coral Square**

814 ±56,500 VPD

**KOHL'S** Foot Locker  
**JCPenney** WINDSOR  
 Bath & Body Works sears HOME SERVICES THE CHILDREN'S PLACE

**Walmart** Supercenter  
**ROSS** DRESS FOR LESS  
**HARBOR FREIGHT**

**Cross Creek Apartments**  
 ±336 Units

**Walmart** Supercenter

817

**The Lauderdale at Hampton Pines**  
 ±560 Units

441

**Monte Carlo Townhomes**  
 ±88 Units

**HCA Florida Woodmont Hospital**  
 ±317 Beds

**Hampton Lakes**  
 ±450 Homes

**Palm Aire Country Club**  
 Oaks & Cypress Courses

**dd's DISCOUNTS** **ALDI**

**THE HOME DEPOT**

**ALDI**

**Publix**

**Lauder Ridge Garden Apartments**  
 ±152 Units

W McNab Rd ±46,000 VPD

**ROSS** DRESS FOR LESS **McDonald's**  
**Rainbow**

**Sanctuary Cove Apartments**  
 ±420 Units

**CVS pharmacy**

**Subject Property**

**TACO BELL** **CHARLEY'S** **DOLLAR TREE**

**Publix**

±54,500 VPD

**Walmart** Supercenter  
**LA BARSA GRILL** **AutoZone**  
**MATTRESS FIRM**

870

Florida's TPKE ±136,800 VPD

±50,500 VPD

**Publix** **five BELOW** **SALLY BEAUTY** **DOLLAR TREE**

**Publix** **Marshall's** **CRUNCH FITNESS**



**Fort Lauderdale Executive Airport**



**Walmart** Supercenter

W McNab Rd ± 46,000 VPD



**7520 W McNab Rd**  
North Lauderdale, FL 33068

**±2,213 SF**  
GLA

**2003**  
Year Built

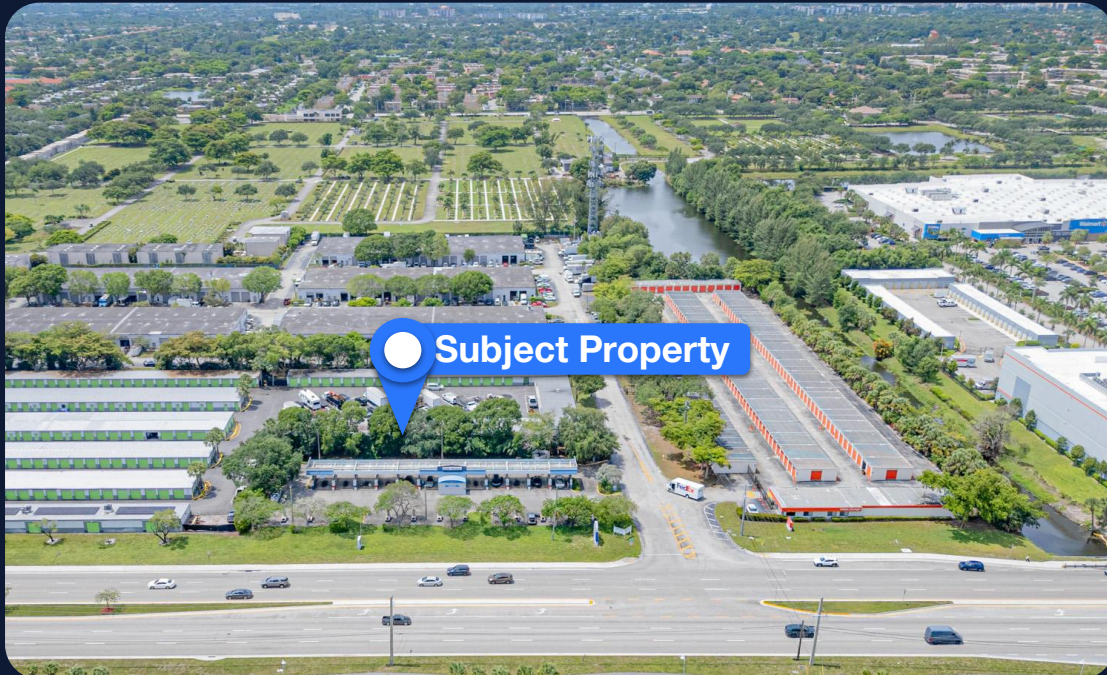
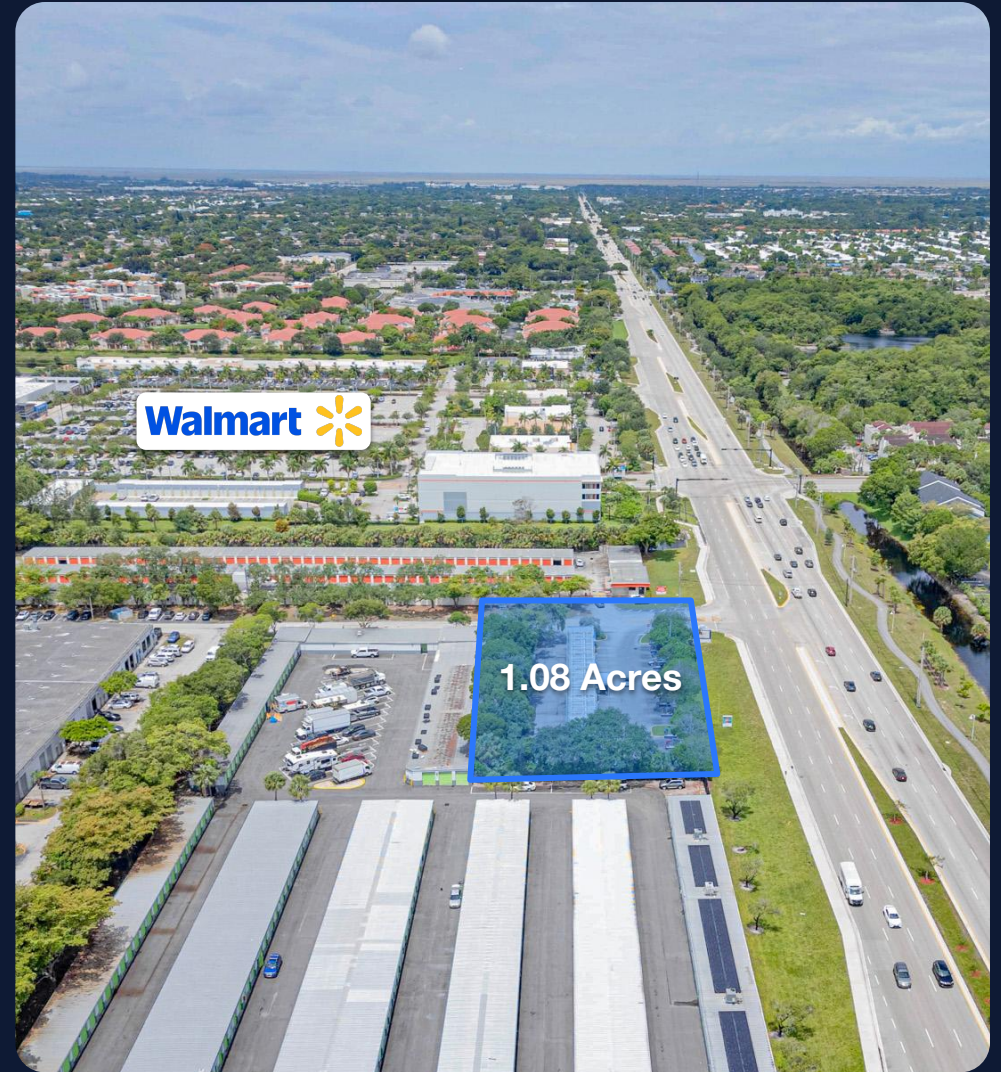
**±46,000 VPD**  
McNab Rd

**11**  
Self-Serve Bays



**McNab Rd ±46,000 VPD**

# Property Photos



# Financial Overview

**Stars and Stripes Car Wash**  
7520 W McNab Rd, North Lauderdale, FL 33068



# Financial Summary

**\$3,000,000**

List Price

**±2,213**

SF

**\$320,000**

In Place NOI

**2003**

Year Built

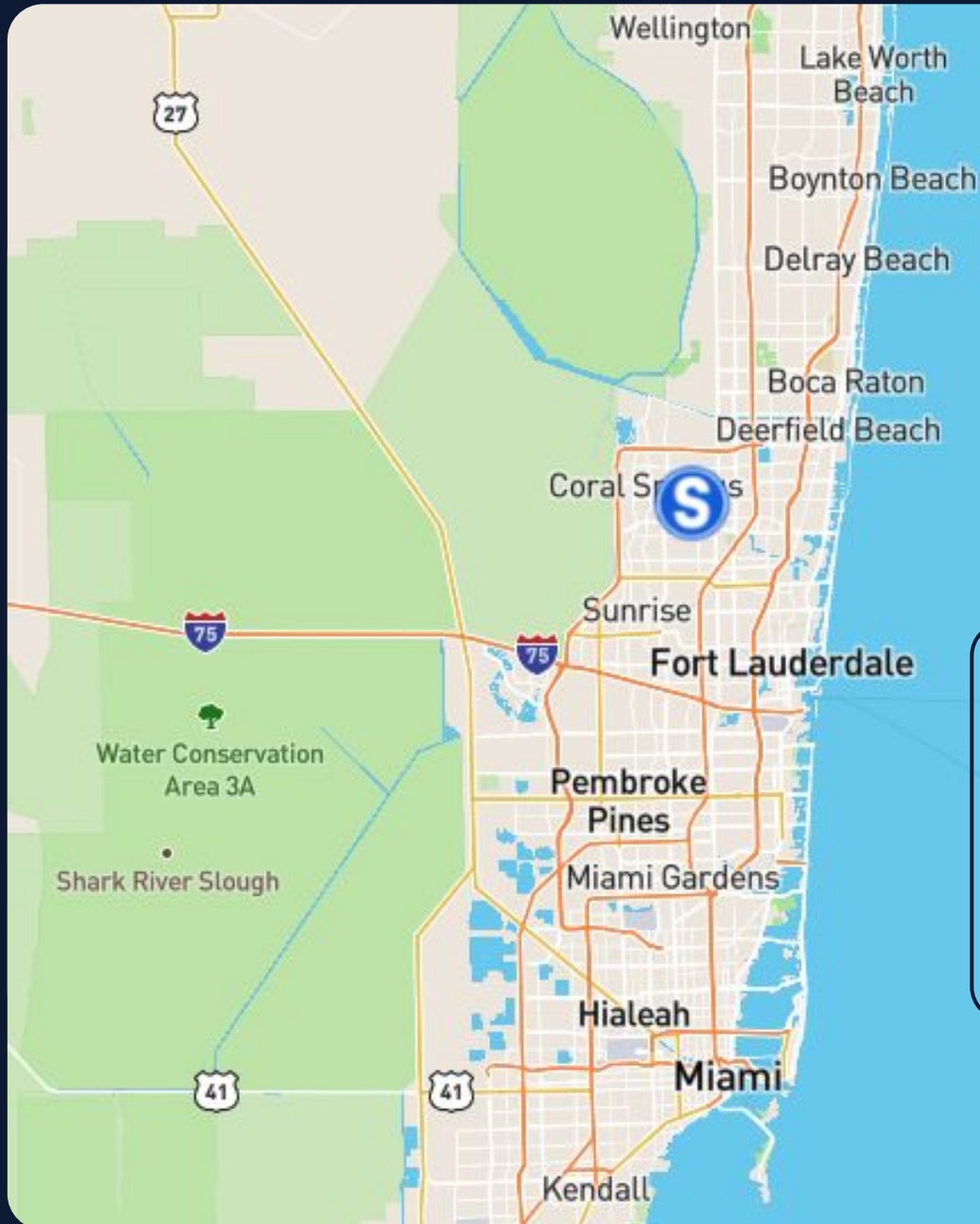
## Property Details

Trade Name	Stars and Stripes
Address	7520 W McNab Rd, North Lauderdale, FL 33068
Built	2003
Building Area	±2,213
Lot Size	±1.08 Acres
Car Wash Type	Self-Service
Number of Bays	11 Self-Service Bays
McNab Rd Traffic Count	±46,000 VPD
Hours of Operation	Open 24 Hours, 7 Days a Week
Zoning	Commercial



# Market Overview

**Stars and Stripes Car Wash**  
7520 W Mcnab Rd, North Lauderdale, FL 33068



## Drive Times

- ±36 Miles - Lake Worth Beach
- ±30 Miles - Boynton Beach
- ±26 Miles - Delray Beach
- ±18 Miles - Boca Raton
- ±19 Miles - Pembroke Pines
- ±38 Miles - Miami

## The North Lauderdale Retail Market Is Primarily Supported By:

- Dense residential population
- Everyday-needs shopping
- Grocery-anchored retail centers
- Service-oriented businesses



# Fort Lauderdale, FL



## Market Demographics

**182,000**

Total Population

**\$69,000**

Median HH Income

**98,000**

Employed Population

**38.0%**

% Bachelor's Degree

## Local Market Overview

North Lauderdale is a densely populated suburban city in the heart of Broward County, Florida, bordered by Margate, Lauderhill, Tamarac, and Pompano Beach. With a fully built-out land mass and a residential population that generates consistent everyday service demand, the city represents the archetype of a stable, supply-constrained Florida car wash market. The McNab Road corridor — the property's frontage street — is one of the city's primary commercial spines, linking major retail anchors, schools, medical facilities, and residential neighborhoods along a continuous east-west route. The Broward County market broadly, and North Lauderdale specifically, benefit from Florida's continued population growth, tax-friendly environment, and year-round vehicle use patterns. Unlike seasonal markets, this submarket operates with minimal off-season demand reduction, supporting strong annualized revenue performance for car wash operators on arterial corridors such as McNab Road.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	33,683	193,269	512,774
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	11,936	73,064	201,326
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$89,815	\$93,833	\$97,760

# Fort Lauderdale, FL MSA

With a city population of over ±180,000 residents, Fort Lauderdale is the largest city in Broward County and the 10th largest city in the state of Florida. With its diverse workforce, strategic global location, and favorable tax climate, Fort Lauderdale is where businesses and professionals come to grow. It has several modes of transportation for the benefit of businesses and tourists such as the Fort Lauderdale-Hollywood International Airport, the Fort Lauderdale Executive Airport, and Port Everglades.

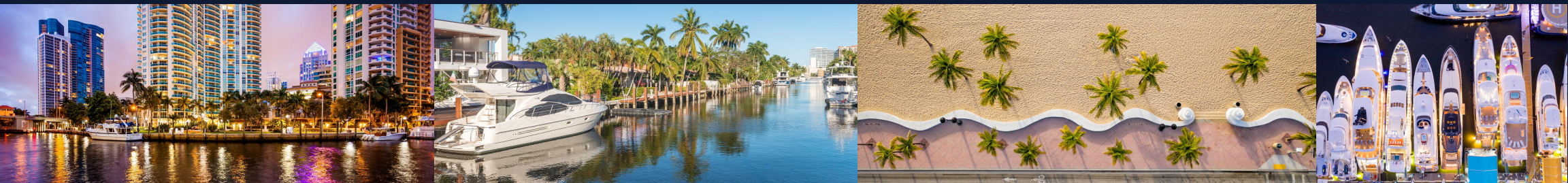
Known as the Yachting Capital of the World, Fort Lauderdale is one of Florida's most popular tourist destinations as it offers a variety of shopping and dining experiences, sunny beaches, historical and ecological attractions, fun sporting events, and annual festivals. Fort Lauderdale is home to the main campus of Nova Southeastern University, the biggest employer in the city and the largest private research university in the state. With its vast amenities, Fort Lauderdale is the perfect place for families, professionals, and businesses alike.

**Total Population**  
**3,770,958**

**Annual Visitors**  
**50 Million**

**Tourism Economic Impact**  
**\$157.3 Billion**

**GDP**  
**\$1.29+ Trillion**



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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 **7520 W Mcnab Rd, North Lauderdale, FL, 33068** ("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:

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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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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.

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