



Radio Road Car Wash

4790 Radio Rd, Naples, FL 34104

**Owner/User Full Service
Car Wash Opportunity**

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Radio Road Car Wash
4790 Radio Rd, Naples, FL 34104



INVESTMENT HIGHLIGHTS

Property Highlights

- **Full-Service Car Wash | Owner/User Opportunity** - Opportunity to acquire the building, business and underlying real estate for an operating full service car wash.
- **4.2 Star Google Rating | Long Term Operating History** - Radio Road Car Wash has been part of the Naples community for over 30 years, maintaining a family owned branding. Additionally, benefiting from a 4.2 star Google rating across 462 customer reviews.
- **Unlimited Wash Club | Recurring Revenue Stream** - Wash benefits from an unlimited membership model, providing a consistent and predictable revenue stream. Memberships have continued to grow since implementation in July 2025 at this location. Unlimited pricing options: \$24.99, \$49.99, and \$59.99
- **Exceptional Exposure | High Visibility Site** - Traffic counts along Radio Rd exceed 26,000+ VPD providing exceptional visibility. Site benefits from over 280 ft of frontage along Radio Rd.
- **Strong Local Economics** - Consumers within a 1-mile radius spend over \$20.5 million annually on transportation and maintenance, and over \$486 million annually within a 5-mile radius.
- **Special Tax Advantage** - Under IRS Code Section 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.

**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*





Naples Airport

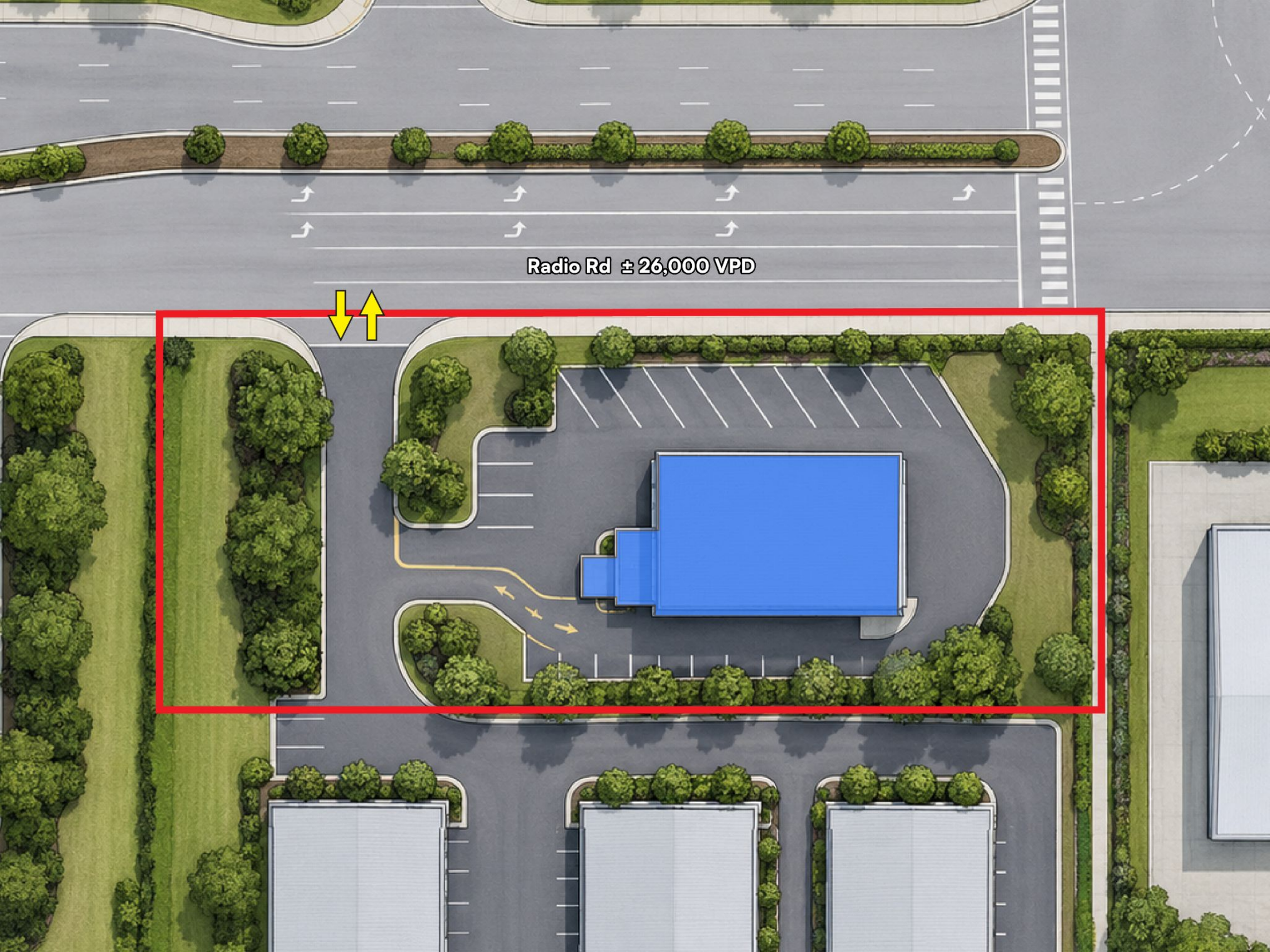


Airport-Pulling Rd ±48,000 VPD



Radio Rd ±26,000 VPD





Radio Rd $\pm$ 26,000 VPD

Radio Road Car Wash

4790 Radio Rd, Naples, FL 34104

±4,081 SF

GLA

2002

Year Built

±26,000 VPD

Radio Road

85' FT

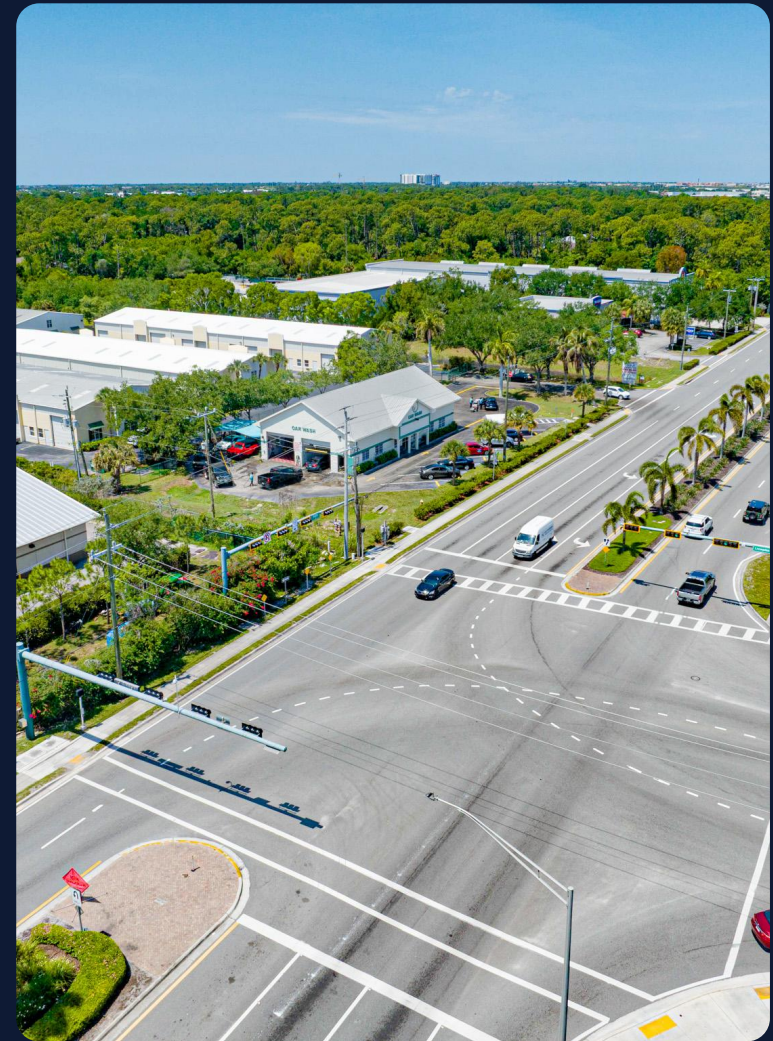
Tunnel Length



PROPERTY PHOTOS



PROPERTY PHOTOS



FINANCIAL OVERVIEW

Radio Road Car Wash
4790 Radio Rd, Naples, FL 34104



FINANCIAL SUMMARY

\$3,000,000

List Price

85' FT

Tunnel Length

±0.78 AC

Lot Size

Property Details

List Price	\$3,000,000
Address	4790 Radio Rd, Naples, FL 34104
Wash name	Radio Road Car Wash
Wash Type	Full Service
Tunnel Length/Conveyor	85'
Equipment	Coleman Hanna
Vacuums	18
Zoning	C-5 – Heavy Commercial District (Collier County)
Year Built/Opened	2002
Hours of Operation	Mon-Sun: 8:00am – 6:00pm
Lot Size	±0.78 AC
Unlimited Memberships	Yes

Menu Pricing

Single Wash: \$14.99, \$29.99, \$39.99, and \$84.99

Unlimited Wash: \$24.99, \$49.99, and \$59.99

Add Ons: Hand Wax (\$59.99), Interior Conditioning (\$14.99), Clay Bar (\$29.99), Tire Shine (\$4.99), Hand Wash (\$29.99), XL Charge (\$14.99), and Full Detail (\$400)



TENANT SUMMARY



Tenant Overview

Radio Road Car Wash is a local, family-owned full-service car wash and detailing operator located at 4790 Radio Road in Naples, Florida. The business presents as an established neighborhood service provider with a strong local identity, recurring membership offerings, and a customer-focused operating model tailored to Naples-area residents and commuters.

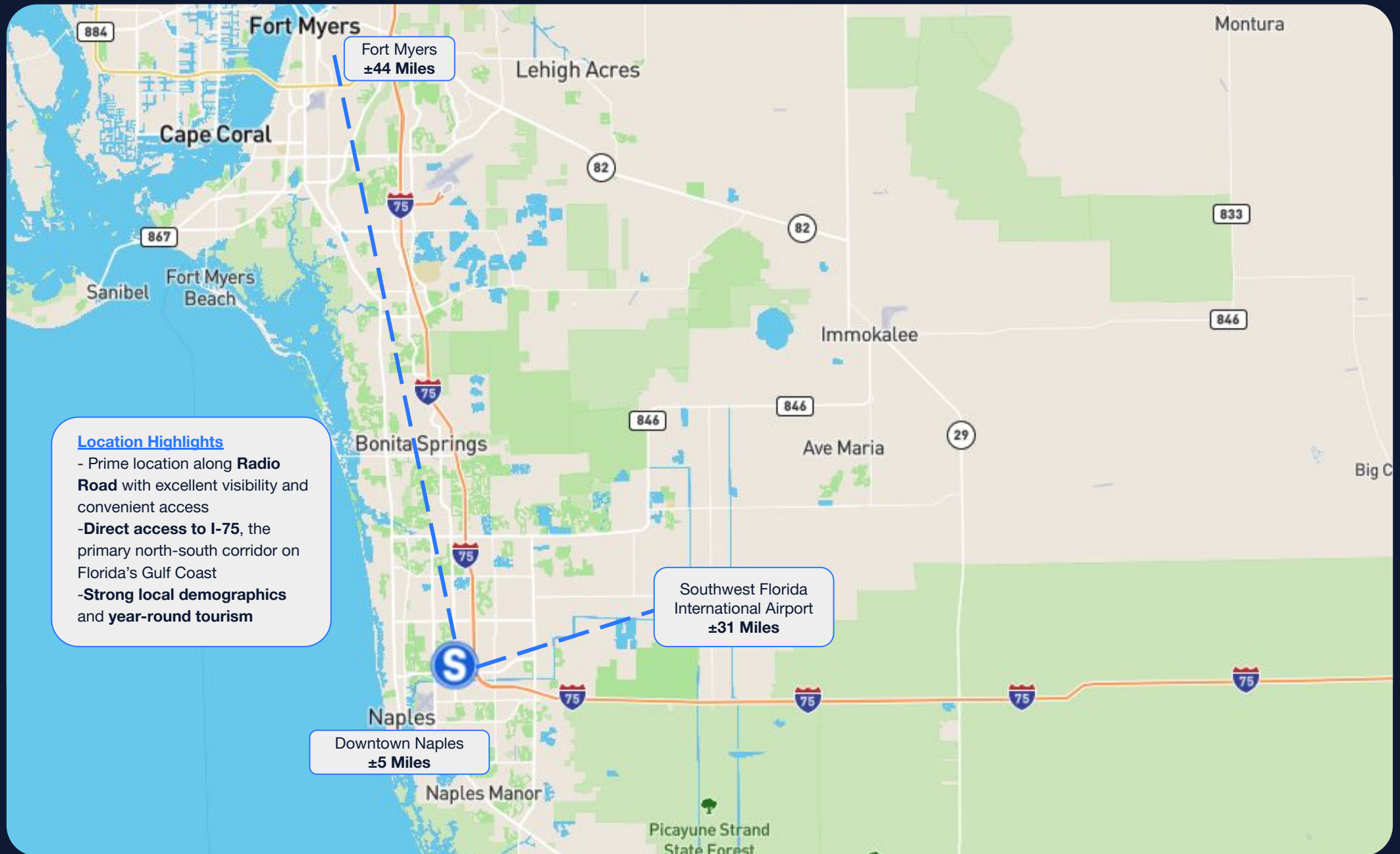
The company advertises more than 30 years of service in Naples and offers full-service washes, express exterior washes, detailing, hand wax, clay bar, tire shine, and monthly unlimited wash memberships. Radio Road Car Wash operates as a private local business and is not publicly traded; therefore, no S&P or Moody's corporate credit ratings are available. Florida Division of Corporations records show Radio Road Car Wash, LLC was filed in Florida on May 4, 2015 and is currently listed as active. The tenant's market position is driven by local brand recognition, convenient daily operating hours, and a service menu that supports both one-time customers and repeat membership revenue.

Why Invest in Radio Road Car Wash?

- **Established Local Operator:** Radio Road Car Wash has served the Naples market for decades, benefiting from strong local brand recognition, repeat customers, and entrenched community presence in a high-income coastal market.
- **Recession-Resistant Service Category:** Car wash and automotive maintenance services are considered recurring consumer needs, supporting consistent traffic patterns and recurring revenue generation through both retail washes and membership programs.
- **Membership-Based Revenue Model:** The tenant's unlimited wash membership offerings create predictable recurring income, enhance customer retention, and provide operational stability relative to traditional transactional-only retail concepts.
- **Strategic Naples Location:** Positioned along Radio Road, a well-traveled commercial corridor in Naples, the property benefits from strong daily traffic counts, dense residential growth, and proximity to major retail and employment centers.
- **Limited E-Commerce Exposure:** Unlike traditional retail tenants, car wash operations are service-based and insulated from online retail disruption, supporting long-term demand and durable real estate fundamentals.

MARKET OVERVIEW

Radio Road Car Wash
4790 Radio Rd, Naples, FL 34104



NAPLES, FL



Market Demographics

20,168
Total Population

67.6
Median Age

9,790
of Households

83.1%
Homeownership Rate

Consumer Spending Annually:

1-Mile: \$20,586,039 | 5-Mile: \$486,434,423 | 10-Mile: \$970,369,225

Local Market Overview

Naples is a key coastal city in Southwest Florida and serves as a major residential, economic, and lifestyle hub for Collier County and the surrounding Gulf Coast region. The city benefits from a well-rounded economic base supported by tourism, real estate, healthcare, financial services, and professional business operations. Naples Municipal Airport and proximity to Southwest Florida International Airport provide essential infrastructure that supports business travel, private aviation, and visitor activity—contributing to continued job growth and spending across core industries.

The local economy is further bolstered by consistent population growth, favorable demographic trends, and steady in-migration from higher-cost markets in the Northeast, Midwest, and California. Naples attracts a well-educated and affluent population, with strong representation of executives, retirees, and remote professionals. This talent base is reinforced by access to higher education, cultural institutions, and medical centers. The combination of income stability and sustained demand supports long-term growth in residential, healthcare, and mixed-use real estate, especially in well-positioned suburban and coastal corridors.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,022	59,595	143,130
Current Year Estimate	7,194	61,078	146,640
2020 Census	7,747	59,937	142,535
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,940	27,426	63,488
Current Year Estimate	3,072	28,493	65,948
2020 Census	3,143	27,313	61,467
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$103,921	\$136,374	\$157,066



Economic Drivers

Naples' economy is closely linked to its Gulf-front location and the activity generated by its network of marinas, inland waterways, and beachfront resorts. Charter fishing, private boating, yacht services, and marine operations support a robust waterfront sector. These maritime activities underpin a stable hospitality industry, with high-end hotels, coastal dining, and recreation providers serving a mix of seasonal visitors and permanent residents who are drawn to Naples for its boating access and scenic coastal environment. This blend of tourism and marine commerce supports year-round employment in the service and hospitality sectors.

In addition to leisure-based industries, Naples plays a key role in Southwest Florida's healthcare and professional services economy. The area is home to regional medical centers, legal and financial firms, and corporate offices that support the area's affluent and growing population. These businesses, often concentrated near downtown and coastal corridors, generate weekday activity that supports restaurants, boutique retail, and short- and long-term lodging. Naples' well-maintained public spaces and natural beauty also attract event programming and lifestyle branding efforts, contributing additional economic activity beyond the traditional tourism cycle.

Attractions

Naples' main attractions center around its direct access to the Gulf of Mexico and a well-developed marina system that supports a range of water-based recreation. Visitors and residents enjoy boat tours, deep-sea fishing charters, paddleboard and kayak excursions, and sightseeing cruises through the Ten Thousand Islands and Rookery Bay. The city's walkable downtown area—anchored by Fifth Avenue South and Third Street South—features boutique shopping, upscale dining, and access to Naples Pier, a landmark destination for sunset viewing and shore fishing.

The surrounding coastline offers a variety of outdoor amenities. Vanderbilt Beach and Lowdermilk Park provide calm swimming areas and water sports access, while nearby Delnor-Wiggins Pass State Park offers opportunities for beachcombing, wildlife observation, and picnicking. Year-round programming—including seasonal art shows, farmers markets, and music events—enhances the area's public spaces and reinforces its appeal to both long-term residents and short-stay visitors. The integration of natural beauty, waterfront infrastructure, and consistent outdoor engagement supports Naples' reputation as a premier lifestyle destination.

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