



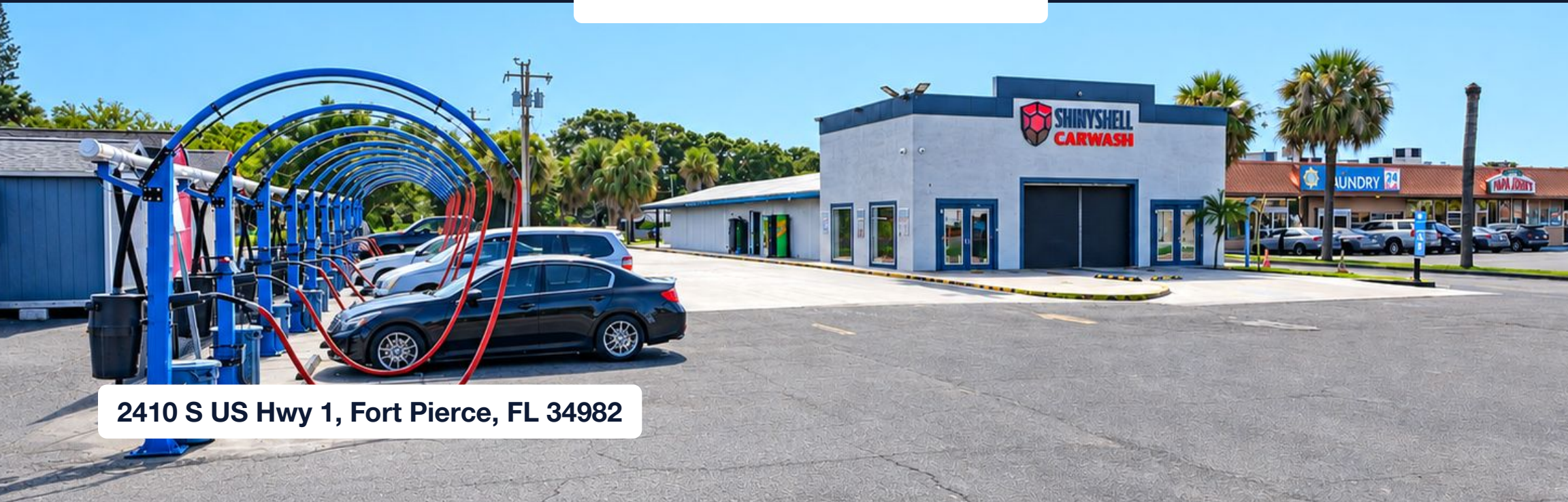
4400 Okeechobee Rd, Fort Pierce, FL 34947

MATTHEWS™



SHINYSHELL
CARWASH

Business Investment Portfolio
Offering Memorandum



2410 S US Hwy 1, Fort Pierce, FL 34982

Exclusively Listed By

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4400 Okeechobee Rd, Fort Pierce, FL 34947

S US Hwy 1 ±33,000 VPD

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Okeechobee Overview



4400 Okeechobee Rd
Fort Pierce, FL 34947

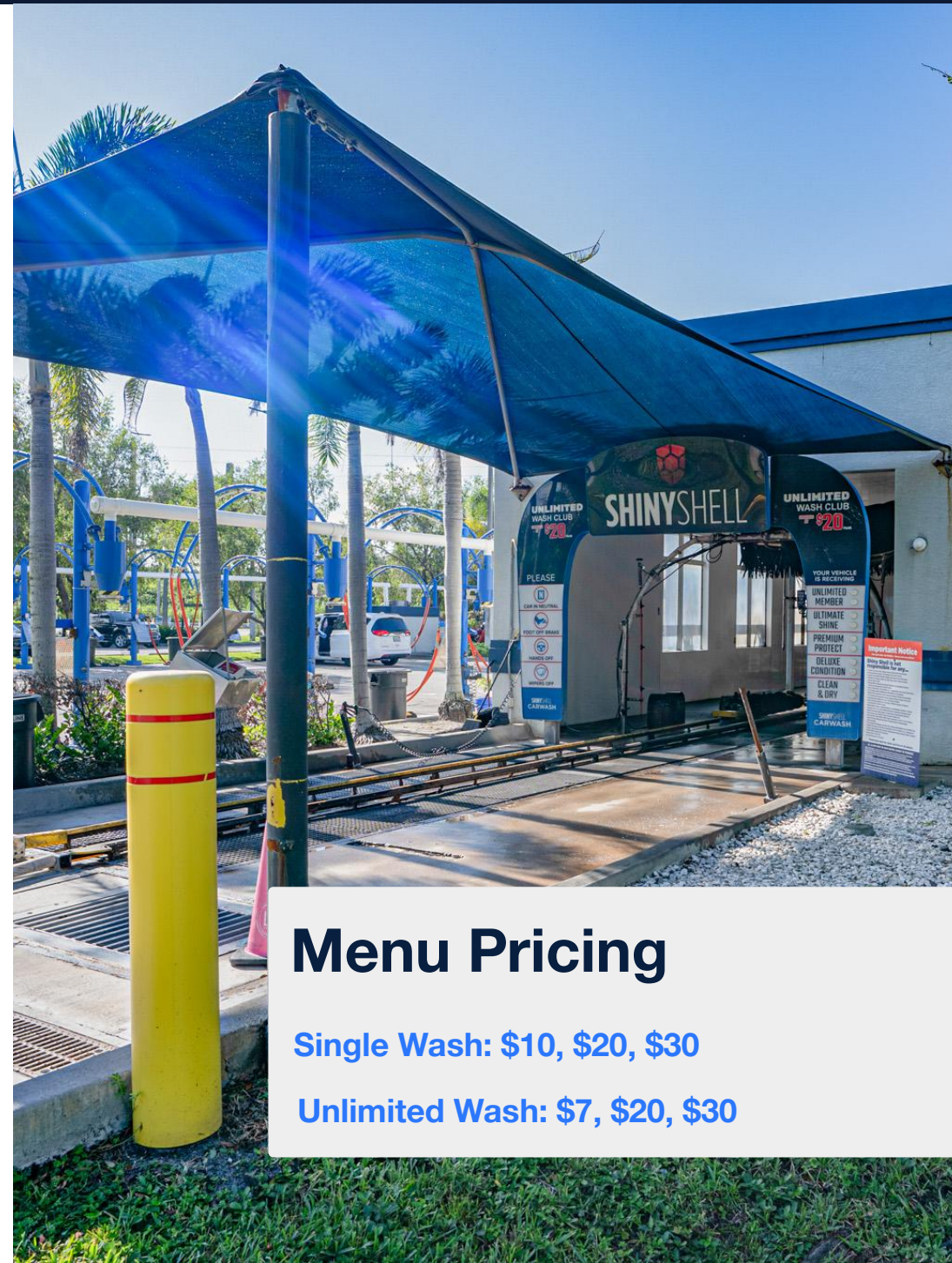


Property Summary

Contact Broker

For Financial Information

Address	4400 Okeechobee Rd Fort Pierce, FL 34947
Wash Type	Express
Conveyor Length	110' Mac Neil Conveyor
Vacuum	21
POS Stations	2
Year Built	2008
Hours of Operation	Mon-Sun 8:00am-7:00pm
Lot Size	±1.50 AC
Traffic Counts	±27,000+ VPD



Menu Pricing

Single Wash: \$10, \$20, \$30

Unlimited Wash: \$7, \$20, \$30

Investment Highlights

Investment Highlights

- Established car wash operation located along the heavily traveled Okeechobee Road corridor in Fort Pierce
- Highly visible operating location with convenient access and proximity to major commercial and residential demand drivers
- Opportunity to acquire an operating business with existing car wash improvements, equipment, and infrastructure
- Transaction is expected to provide the buyer with long-term control of the operating location through a coordinated closing structure
- Attractive acquisition opportunity for an owner-operator or regional platform seeking to expand within Florida's Treasure Coast market

1-Mile

\$11.8M

Consumer Spending

5-Mile

\$203.9M

Consumer Spending

5-Mile

\$675.5M

Consumer Spending





Undeveloped Commercial Development
Okeechobee Road Flex Space

Okeechobee Rd ±27,000 VPD



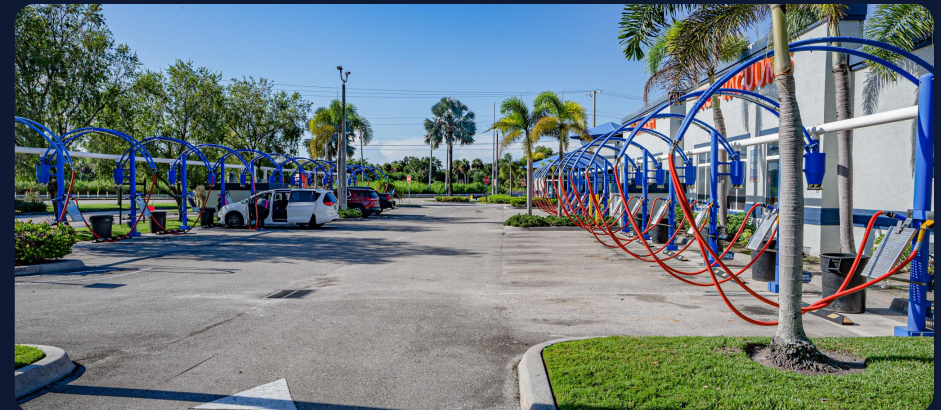


**SHINYSHELL
CARWASH**

Subject Property

Okeechobee Rd ± 27,000 VPD

Property Photos



S US Hwy 1 Overview



2410 S US Hwy 1
Fort Pierce, FL 34982



Investment Highlights

±0.66 AC

Lot Size

1976/2021

Year Built/Renovated

Mon-Sun: 8:00am -
7:00pm

Hours of Operation

Property Highlights

- **Established car wash operation** located along the heavily traveled US-1 retail corridor in Fort Pierce
- **Highly visible operating location** with convenient access and proximity to major commercial and residential demand drivers
- **Opportunity to acquire an operating business with existing car wash improvements, equipment, and infrastructure**
- Transaction is expected to provide the buyer with **long-term control of the operating location** through a coordinated closing structure
- **Attractive acquisition opportunity** for an owner-operator or regional platform seeking to expand within Florida's Treasure Coast market

Premiere Fort Pierce Car Wash Investment Opportunity



2410 S US Hwy 1
Fort Pierce, FL 34982

Contact Broker

For Financials Information

Wash Name Shiny Shell Car Wash

Car Wash Type Express

Conveyor Length 124' FT

Equipment Sonny's

of Vacuums 10

POS Stations 1

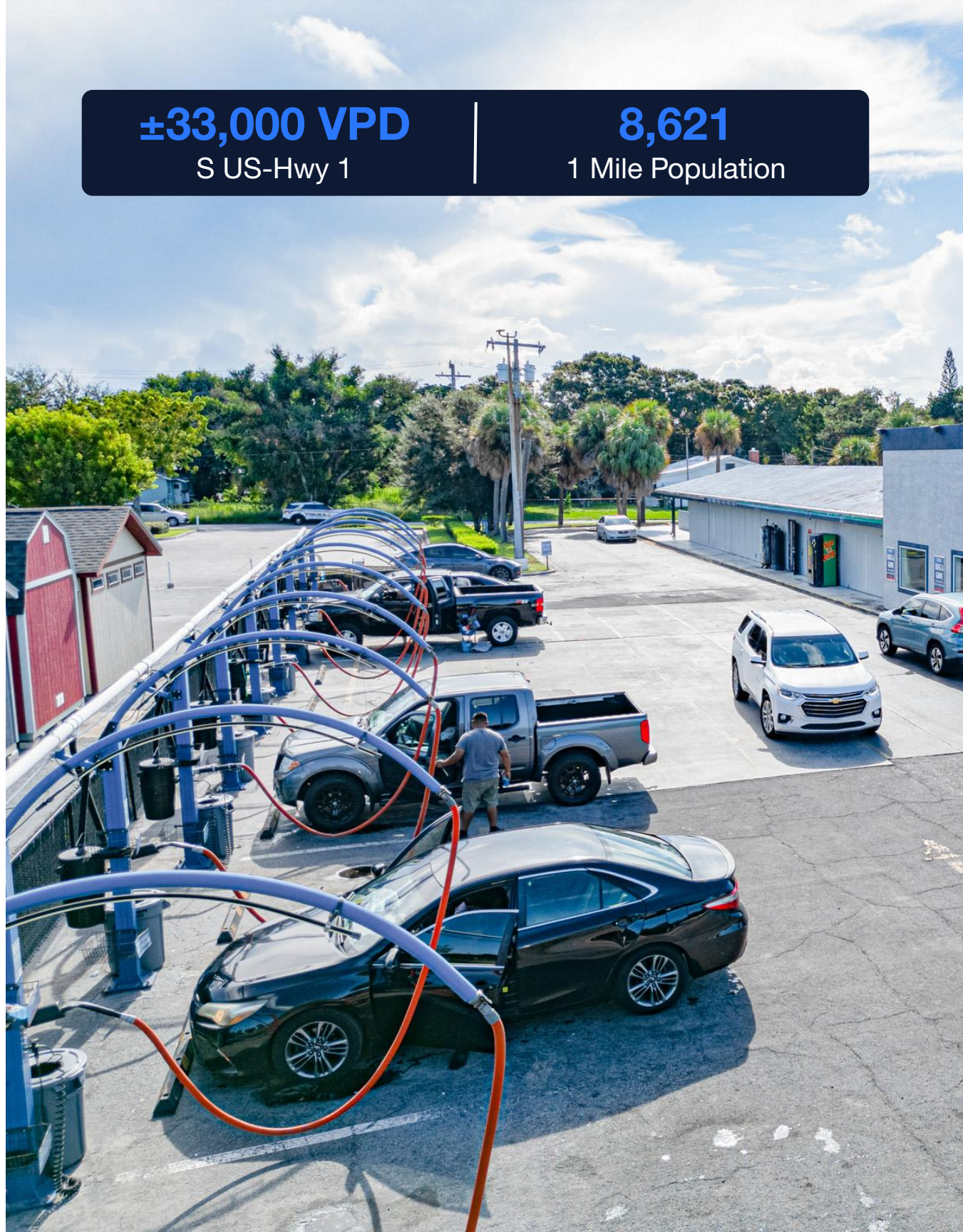
Menu Pricing

Single Wash \$10, \$20, \$30

Unlimited Wash \$17, \$20, \$30

±33,000 VPD
S US-Hwy 1

8,621
1 Mile Population



Gateway Plaza

Burlington
five BELOW

ROSS
DRESS FOR LESS

Little Caesars

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

WING-STOP

planet fitness

RACK ROOM SHOES

Walgreens

TD Bank

Pizza Hut

TIRE PLUS
TOTAL CAR CARE

JOJO'S

TACO BELL

ALDI

HAVERTY'S
FURNITURE · EST 1885

Indian Hills
Golf Course



CHIPOTLE
MEXICAN GRILL

Starbucks

SHERWIN WILLIAMS

DUNKIN'

Mobil

Wawa

PNC

CVS pharmacy

Indian Hills Estates
±55 Units

Wendy's



Angels of Hope

TUFF SHED

AT&T

SUS-Hwy 1 ±53,000 VPD

SHINY SHELL
CARWASH
Subject Property



S US-Hwy 1 ± 33,000 VPD

Property Photos



Market Overview



Fort Pierce, FL

50,805

Total Population

18,548

Employed Population

39

Median Age

12.20% (5-Mile)

Growth Current Year-Five-Year

Local Market Overview

Fort Pierce, located on Florida's Treasure Coast in St. Lucie County, continues to experience steady population growth, economic development, and evolving real estate conditions. The area offers a coastal lifestyle, relatively affordable housing compared with other South Florida markets, and expanding infrastructure that supports both residents and businesses.

Retail development in Fort Pierce is primarily concentrated along key commercial corridors such as U.S. Highway One, Okeechobee Road, and Kings Highway. These areas feature a variety of shopping centers, free standing retail buildings, restaurants, and service-oriented businesses that cater to the surrounding residential population and passing traffic.

Downtown Fort Pierce and the waterfront district offer a different retail environment focused on boutique shops, dining, and tourism-related businesses. The area's historic character and proximity to the marina and waterfront attractions help draw visitors and support small retailers and hospitality uses.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,777	75,130	172,453
Current Year Estimate	4,670	70,249	153,695
2020 Census	4,423	59,514	112,549
Growth Current Year-Five-Year	2.29%	6.95%	12.20%
Growth 2020-Current Year	5.58%	18.04%	36.56%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,666	30,972	68,850
Current Year Estimate	1,567	28,157	59,878
2020 Census	1,558	23,281	43,389
Growth Current Year-Five-Year	6.29%	10.00%	14.98%
Growth 2020-Current Year	0.61%	20.94%	38.00%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$55,674	\$62,500	\$81,317

Port St. Lucie, FL MSA



Local Market Overview

Port St. Lucie enjoys a strategic position on Florida's Treasure Coast, anchored between the Atlantic coastline and the Interstate 95 corridor, facilitating both commuter access and logistical connections to larger metro centers. The city supports a mix of industries including health care, education, and professional services, while tourism components—especially golf, recreation, and nature-based attractions—bring supplemental economic activity. Regional transit and road networks link Port St. Lucie to West Palm Beach and Orlando markets, while local road expansions and infrastructure improvements continue to enhance mobility. In addition, the area is served by multiple educational institutions and health systems that act as community anchors.

The city's growth is reinforced by ongoing residential and mixed-use development in master-planned neighborhoods, attracting both retirees and working families. Amenities such as golf courses, waterfront parks, and nature preserves contribute to livability and retention. As new commercial nodes emerge, Port St. Lucie is increasingly positioning itself not just as a suburban outpost but as a self-sufficient regional hub for services and lifestyle amenities.

220,453

Total Population

\$78,137

Median HH Income

184,813

Employed Population

16.8 %

% Bachelor's Degree

79,185

of Households

43.7

Median Age

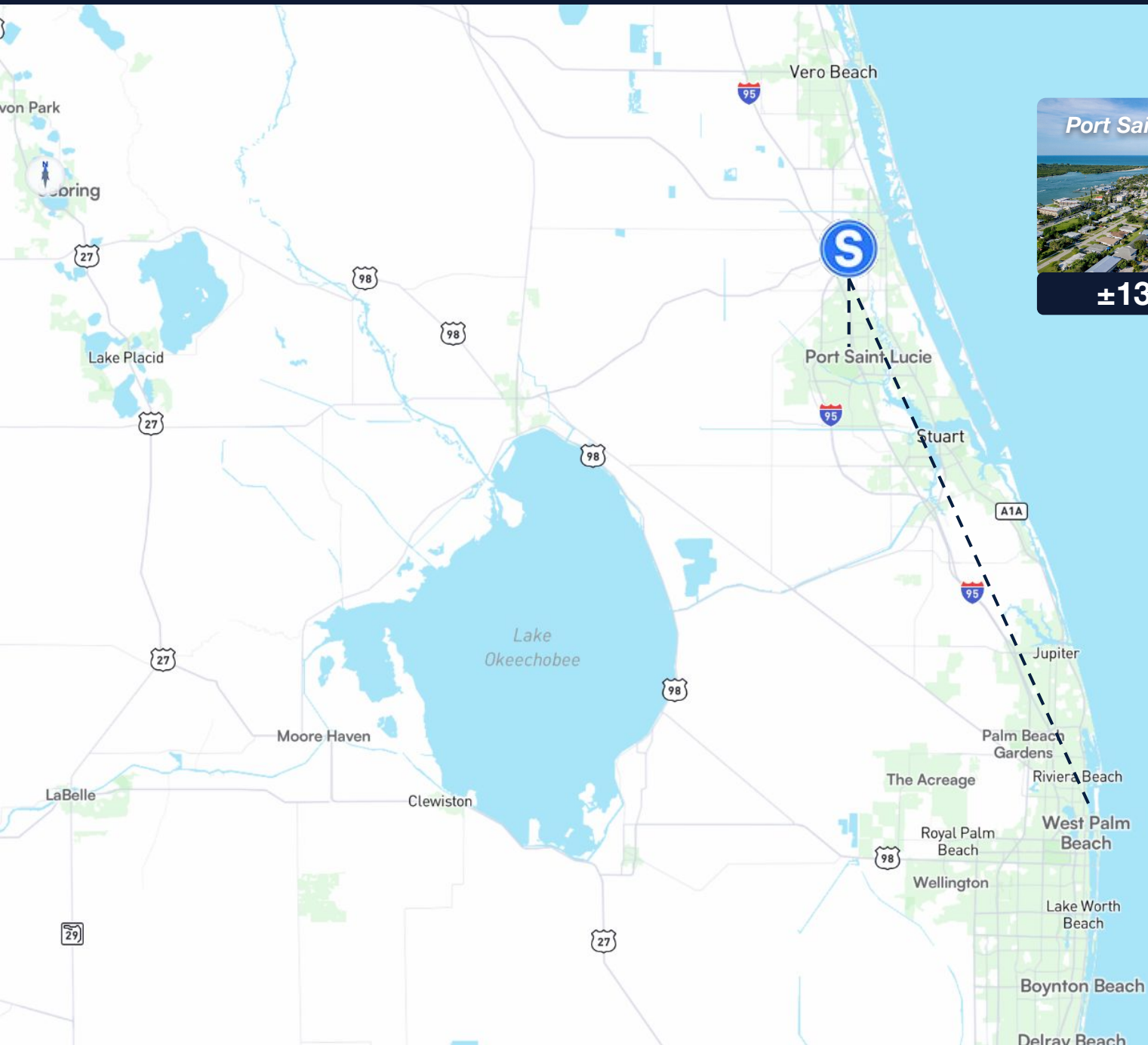
83.2 %

Homeownership Rate

\$327,700

Median Property Value

Regional Map



Port Saint Lucie, FL



±13 miles

West Palm Beach, FL



±59 miles

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Broker of Record

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Firm Lic. No.: CQ1066435 (FL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 4400 OKEECHOBEE RD, FORT PIERCE, FL, 34947& 2410 S US Hwy 1, Fort Pierce, FL, 34982 ("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:

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™. 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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