

FOR SALE

Oak Plaza Car Wash



PROPERTY FEATURES

Located at 702 New Berlin Road in Jacksonville, Florida. Oak Plaza Car Wash & Speedy Ice is offered for sale for \$785,000, which is an 8.13% return. Three years of financials are available upon request. This location, near River City Marketplace on the north side of Jacksonville, is a busy with new residential and commercial development. Oak Plaza Car Wash is an outparcel to a Dollar General and Sherwin Williams anchored center. Upside available with upgrades to digital pylon sign, vacuum upgrades, raising carwash and ice prices, etc. PUD permitted uses includes up to 4,000 SF of business or medical office.

PROPERTY DETAILS

Site Size	0.39 acres
Year Built	2005
Zoning	PUD
Sale Price	\$785,000
Cap Rate	8.13 (based on 2016 actual income)
2016 Actual NOI	\$63,825
2017 Proj. NOI	\$73,000



Pine Street / RPS

For more information, contact Stanton Hudmon, CCIM

904.398.1044 | shudmon@pinestreetrps.com

2650-2 Rosselle Street | Jacksonville, FL 32204 | pinestreetrps.com

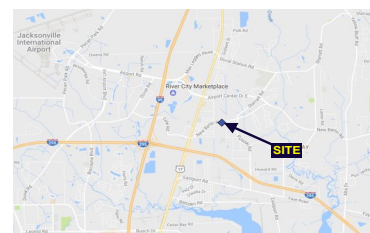
Information provided is deemed accurate, but subject to errors and/or omissions.

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DEMOGRAPHICS

	1 mile	2 miles	3 miles
2016 Total Population	5,329	28,004	57,010
2021 Total Households:	2,015	10,248	20,921
Household Growth 2016-2021	5.31%	4.67%	4.63%
Median Household Income	\$47,375	\$55,287	\$52,032
Employees	1,671	14,600	25,084



Property includes one new Razor III Touch Free Auto Wash (installed May 2016), four renovated self-service car wash bays, four vacuums, and one self service ice machine which sells 20 pound bags for \$1.50 per bag.



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