Anchor Net Lease



TROPICAL CAR WASH

226 S COURTENAY PKWY | MERRITT ISLAND, FLORIDA

Illustrative Renovation Concept



MERRITT ISLAND

TROPICAL CAR WASH

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01. INVESTMENT
02. LOCATION
03. MARKET

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All property visits are by appointment only.



Illustrative Renovation Concept

01. INVESTMENT



Illustrative Renovation Concept

INVESTMENT HIGHLIGHTS

VALUE-ADD OWNER/USER OPPORTUNITY | REAL ESTATE + OPERATING BUSINESS

- Rare opportunity to acquire both the real estate and the operating business of an established Merritt Island car wash, with the majority of the site positioned for a full renovation and repositioning.
- Currently 2 bays operational; a 3rd bay can be brought back online quickly, and the former office (a converted wash bay) can be reconverted to restore full washing capacity.
- Additional upside in the non-operational automatic tunnel — with renovation, the site could be repositioned into a full hybrid self-serve/express-tunnel operation.

HYBRID CAR WASH FACILITY WITH REPOSITIONING POTENTIAL

- ±2,012 SF building on ±0.43 AC, built in 1967 — a true value-add asset, with the majority of the building, tunnel, and equipment in need of renovation and modernization.
- Prime opportunity for a buyer/operator to fully renovate and reposition the site as a modern hybrid car wash (self-serve + express tunnel), a concept gaining significant traction across Florida.
- Membership and subscription wash models, along with a self-serve pet wash, remain untapped at this location, offering additional recurring-revenue levers once the site is renovated and repositioned.

HIGH-TRAFFIC MERRITT ISLAND LOCATION

- Positioned on S Courtenay Pkwy (±17,600 VPD via MPSI), near its signalized intersection with E Merritt Island Causeway (±36,000 VPD via MPSI) — one of the island's primary retail corridors.
- Surrounded by national retail and daily-needs traffic drivers, including Publix, Home Depot, T.J. Maxx, Ross, CVS, Bank of America, KFC, and Merritt Square Mall.

MERRITT ISLAND | SPACE COAST MSA — STABLE, AFFLUENT DEMOGRAPHICS

- Located within the Palm Bay-Melbourne-Titusville MSA (Florida's Space Coast), immediately adjacent to Kennedy Space Center and Cape Canaveral Space Force Station, anchoring a diversified, high-wage employment base.
- Brevard County ranks as the #2 fastest-growing tech sector in the U.S. (Bureau of Labor Statistics, 2022) and #2 in the nation for wage growth (Milken Institute, 2025), reflecting a high-wage, expanding employment base.
- Average household income over $100,000 — an affluent, car-wash-friendly customer base.
- Stable, mature population of 88,000 in the trade area with continued household growth and high vehicle usage/commuter traffic supporting consistent wash volume.

INVESTMENT SUMMARY

PROPERTY:	Tropical Car Wash
LOCATION:	226 S Courtenay Parkway Merritt Island, Florida 32952
TYPE OF OWNERSHIP:	Fee Simple
SALE TYPE:	Owner/User – Real Estate & Business
PROPERTY TYPE:	Car Wash (Value-Add / Hybrid Self Service)
LIST PRICE:	$895,000
SQUARE FOOTAGE:	2,012 +/- SF
LAND AREA:	0.43 +/- Acres
YEAR BUILT:	1967
BUSINESS INCLUDED:	Yes
PARCEL NUMBER:	24-36-35-02-00000.0-00054.B
OCCUPANCY:	Owner-Operated
FINANCING:	Delivered Free and Clear



INVESTMENT OFFERING

Anchor Net Lease is pleased to present an exceptional opportunity to acquire Tropical Car Wash, positioned along S Courtenay Parkway in the desirable coastal community of Merritt Island, Florida. This fee simple offering presents a rare owner/user or value-add opportunity to acquire the real estate and operating business of an established car wash, with significant upside through near-term renovation and repositioning.

The property sits along S Courtenay Parkway, which sees over 17,600 vehicles per day (per MPSI) near its signalized intersection with E Merritt Island Causeway, which carries over 36,000 vehicles per day (per MPSI). The facility currently operates two wash bays, with a third able to come back online quickly and a former office convertible back to a bay. Built in 1967, the site is a true value-add opportunity, with the majority of the property — including its non-operational tunnel — in need of renovation.

Tropical Car Wash offers a hybrid model, combining self-service and full-service bays with the potential to reactivate its tunnel for a full express wash offering. Untapped revenue streams include membership and subscription programs, and a self-serve pet wash, providing meaningful upside beyond current operations.

Located within the Palm Bay–Melbourne–Titusville MSA — Florida's Space Coast — the property benefits from strong visibility near E Merritt Island Causeway, one of the island's primary retail corridors. Nearby national retailers include Publix, The Home Depot, T.J. Maxx, CVS, Bank of America, and Merritt Square Mall, with the trade area benefiting from proximity to Kennedy Space Center and Cape Canaveral Space Force Station.





02. LOCATION

AERIALS


THE HOME DEPOT
ROSS
CARRABBA'S ITALIAN GRILL
CVS pharmacy
BANK OF AMERICA
TK maxx
Pizza Hut
STAR SALON
SHRED NATIONS
The Sushimo
ups
Olive Garden
Red Lobster
BURGER KING
BJ's
Chili's
FIVE GUYS
Office DEPOT
PAPA JOHNS
HARBOR FREIGHT TOOLS
Batteries Plus Bulbs
TAKE 5 OIL CHANGE
macy's
JCPenney
Dillard's
FIRST WATCH
OUTBACK STEAKHOUSE
CHIPOTLE MEXICAN GRILL
Wawa
Publix
Bath & Body Works
KFC
Pet Supermarket
FIREHOUSE SUBS
Hair cuttery
cricket wireless
E Merritt Island Cswy
36,000
EST. VEHICLES PER DAY
JIMMY JOHN'S SANDWICHES
HealthFirst
TROPICAL CAR WASH
Family Vision CENTER
DOLLAR GENERAL
S Courtenay Pkwy
17,600
EST. VEHICLES PER DAY

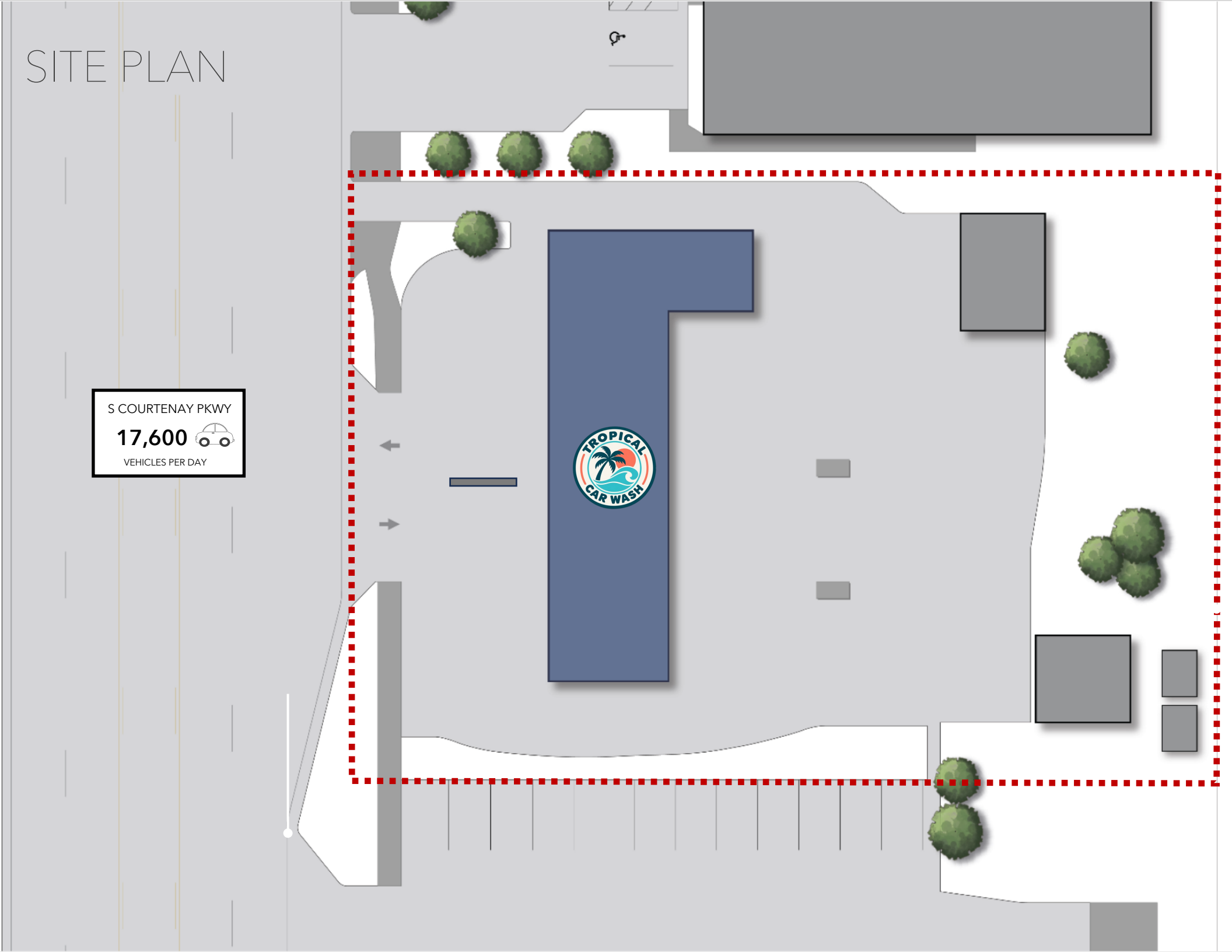
AERIALS


Hubert H. Humphrey Cswy
45,100
VEHICLES PER DAY
West Marine
TIRES PLUS
TOTAL CAR CARE
POPEYES
FIREHOUSE SUBS
SUBWAY
E Merritt Island Cswy
36,000
EST. VEHICLES PER DAY
JIMMY JOHN'S
JJ
SANDWICHES
R+G
coffee co.
DOLLAR GENERAL
TROPICAL CAR WASH
T.K.maxx
Pizza Hut
STAR
SALON
SHRED NATIONS
The Sushimo
ups
FRESENIUS
KIDNEY CARE
Publix
Bath & Body Works
KFC
Pet Supermarket
Hair Cuttery
cricket
wireless
HealthFirst
S Courtenay Pkwy
17,600
EST. VEHICLES PER DAY
FamilyVision
CENTER
TURNER
FLORIDA
INSURANCE

AERIALS


FLY SPACE COAST
MERRITT ISLAND AIRPORT (COI)
7-ELEVEN
HealthFirst
FASTSIGNS
Make Your Statement
LAUNCH LEARNING
Apollo
KITCHEN & BATH
Family Vision
CENTER
FRESENIUS KIDNEY CARE
Extra Space Storage
TROPICAL CAR WASH
DOLLAR GENERAL
HealthFirst
S Courtenay Pkwy
17,600
EST. VEHICLES PER DAY
Fortenberry Road
6,750
EST. VEHICLES PER DAY

SITE PLAN



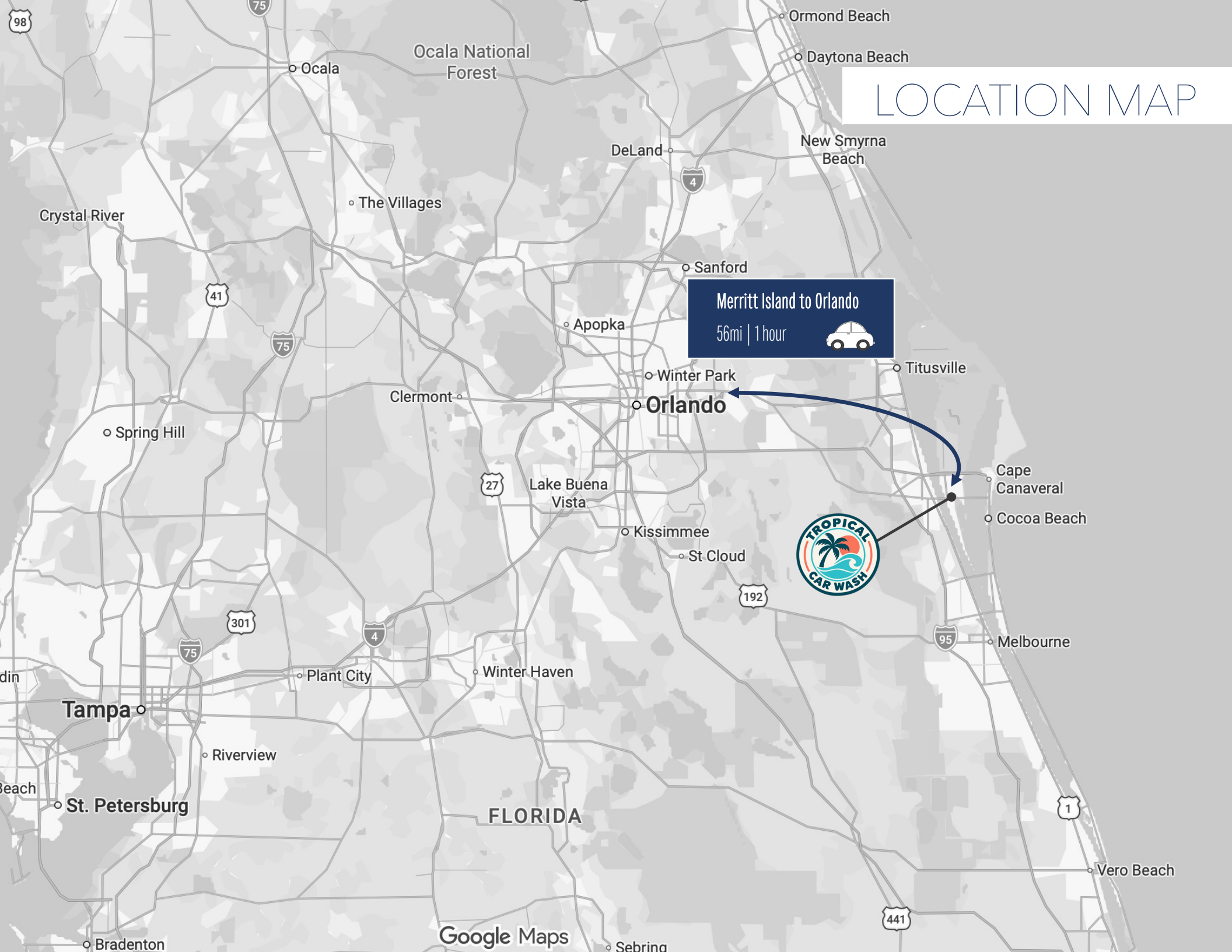
PROPERTY PHOTOGRAPHS







LOCATION MAP





03. MARKET



Merritt Island, Florida is a strategically positioned coastal market located within the Palm Bay-Melbourne-Titusville Metropolitan Statistical Area (MSA), widely known as Florida's Space Coast. Situated on an island between the Indian River and Banana River, Merritt Island benefits from its proximity to the Kennedy Space Center, Cape Canaveral Space Force Station, and Port Canaveral, while offering high-visibility sites, strong seasonal tourism, and a business-friendly environment.

The Space Coast region serves as one of Florida's premier centers for aerospace, defense, and technology employment—home to major employers including NASA, SpaceX, Blue Origin, United Launch Alliance, and L3Harris—creating a stable, high-wage employment base that drives regional expansion. The MSA continues to attract new residents and businesses, supported by continued investment in the space and defense sectors and community-focused economic initiatives, contributing to one of Florida's fastest-growing metro areas.

Merritt Island's location along State Road 520 and nearby State Road corridors provides direct access to Cocoa, Cocoa Beach, and Titusville, as well as connectivity to larger Florida markets including Orlando via State Road 528 (the Beachline Expressway) and I-95. This regional accessibility has made Merritt Island a prime location for retail, service, and convenience-oriented development, attracting both local and seasonal consumer demand.

Over the past decade, Merritt Island and the broader Space Coast MSA have experienced consistent growth in retail, tourism-related, and mixed-use projects—supported by a steadily expanding population and household formation tied to the region's aerospace boom. Investors and businesses are increasingly drawn to the market for its combination of strong traffic corridors, workforce availability, and demographic tailwinds, all while maintaining competitive occupancy costs relative to larger coastal metros.

The area's economic stability is further supported by a diversified employment base, growing residential communities, and attractive quality-of-life amenities, including the Merritt Island National Wildlife Refuge, waterfront parks, and access to boating and fishing along the Indian River Lagoon and Banana River.

AREA DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2025 Estimated Population:	6,633	43,805	92,955
2030 Estimated Population:	7,109	46,914	99,376
2025 Estimated Households:	2,944	19,045	39,081
2030 Projected Households:	3,147	20,355	41,678
2020-2025 Annual Growth:	1.3%	1.3%	1.1%
2025 Estimated Average Household Income:	$91,360	$100,135	$102,660

Source: CoStar, 2026





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