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# TURN KEY AUTOMOTIVE BUSINESS

928 Country Club Boulevard - Cape Coral, FL 33990

TURN KEY AUTOMOTIVE BUSINESS - CAPE CORAL, FL

# EXCLUSIVELY MARKETED BY



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### CONFIDENTIALITY & DISCLAIMER

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## SECTION 1

# INVESTMENT OVERVIEW



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the Opportunity to Purchase a Well-Established and Respected Turn Key Automotive Repair Business That Has Been Serving SW Florida For Over 40 Years. Utilizing the Expansive Shop and 12 Service Bays, This Business Specializes in General Services, Tires, Brakes, Exhaust, and More For Any Vehicle Ranging From Sedans to Fire Trucks.

Sale Price

\$1,500,000

## OFFERING SUMMARY

Rental Rate:

Contact Broker For Details

Guarantor:

Personal

## BUILDING INFORMATION

Street Address:

928 Country Club Blvd

City, State, Zip:

Cape Coral, FL 33990

County:

Lee County

Building Size:

7,500 SF

Lot Size:

0.4 Acres

Year Built:

1998

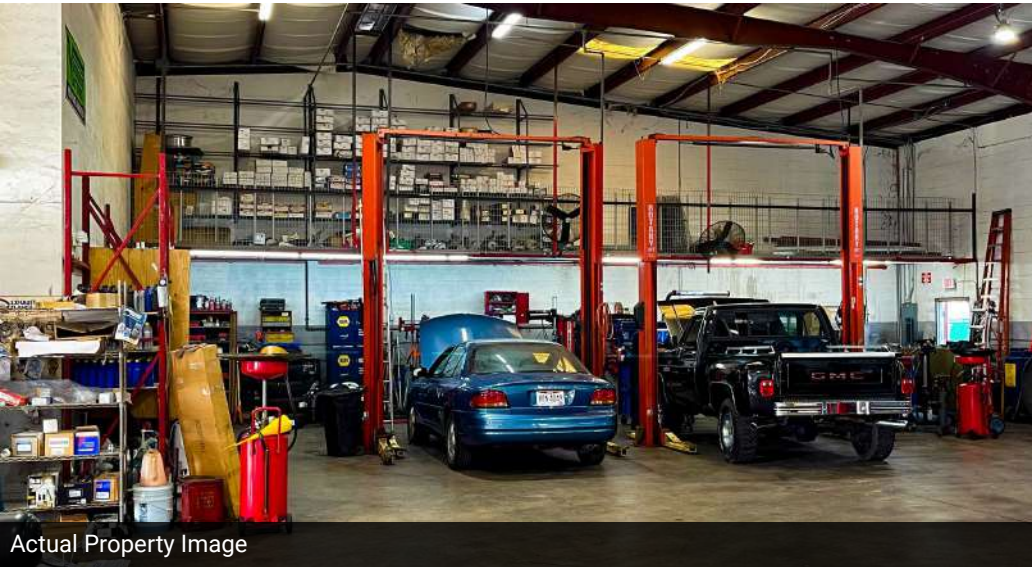
Year Last Renovated:

2022





# INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

## PROPERTY HIGHLIGHTS

- Turn Key Essential Auto Repair Shop Located in the Heart of Cape Coral, FL; Serves as a Hub For Smaller Feeder Shops in the Area
- This Site Has Been in Business For Over 40 Years, Incredible Margins and Consistent Year Over Year Sales Growth
- Has the Personnel and Equipment to Operate on all Vehicles Ranging From Firetrucks to Sedans
- Provides an Incredibly Wide Range of Automotive Services and Evaluations, With Top of the Line Equipment and Staff
- The Site Has Expansive Upstairs Storage, an Attic Above the Show Room and Another Floor For Storage With 9 Feet of Ceiling Space, Providing Plenty of Room
- The Only Custom Exhaust Shop in the Lee County
- 12 Lifts, of the 12, There is One Specialized For Motor Homes, Exhaust and Electrical
- High Ceilings
- Vast Additional Storage Place on 2nd Floor and Attic
- Recently Renovated
- Positioned Perfectly on the Main Road in Front of an Industrial Park

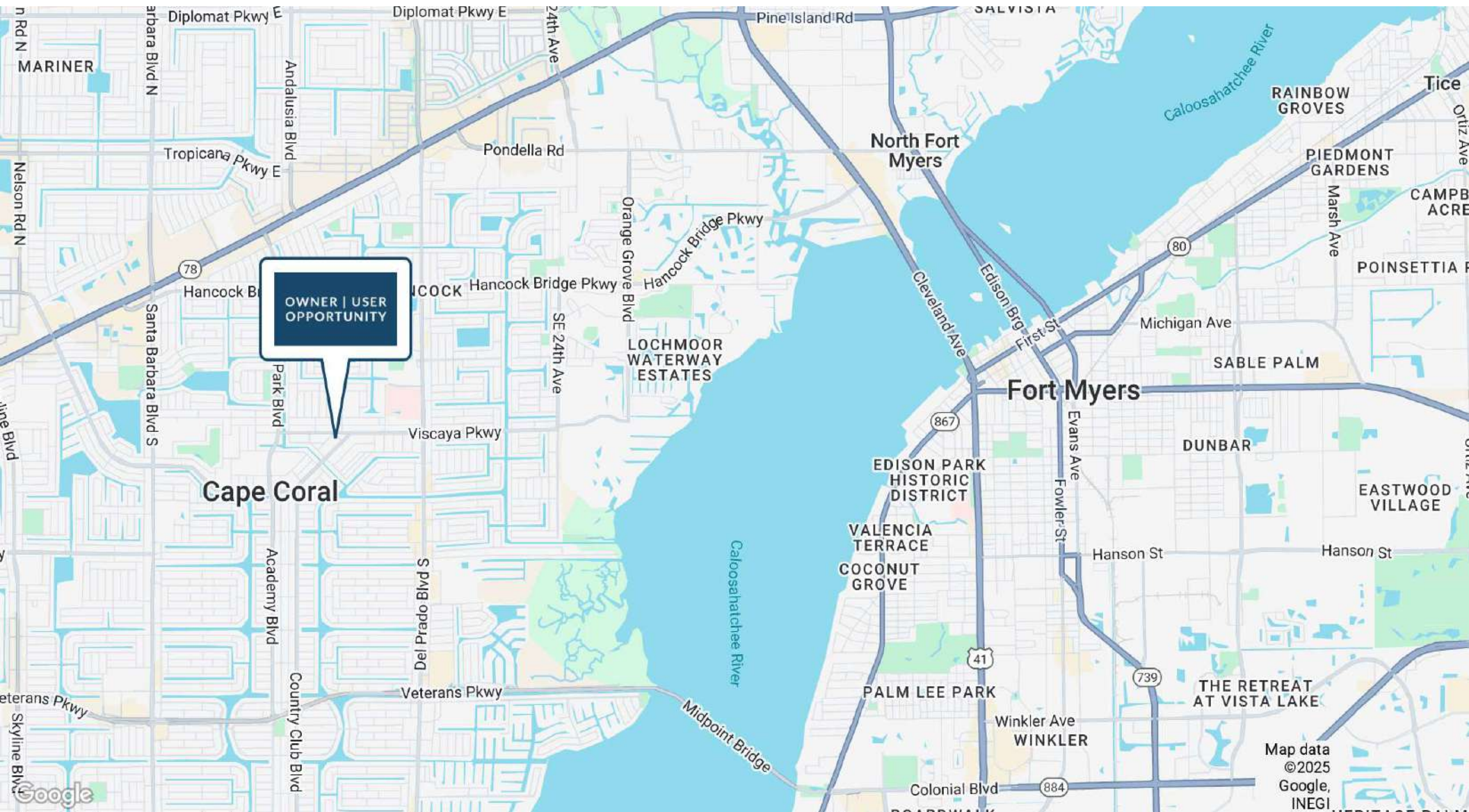


SECTION 2

# PROPERTY INFORMATION



# LOCATION MAP





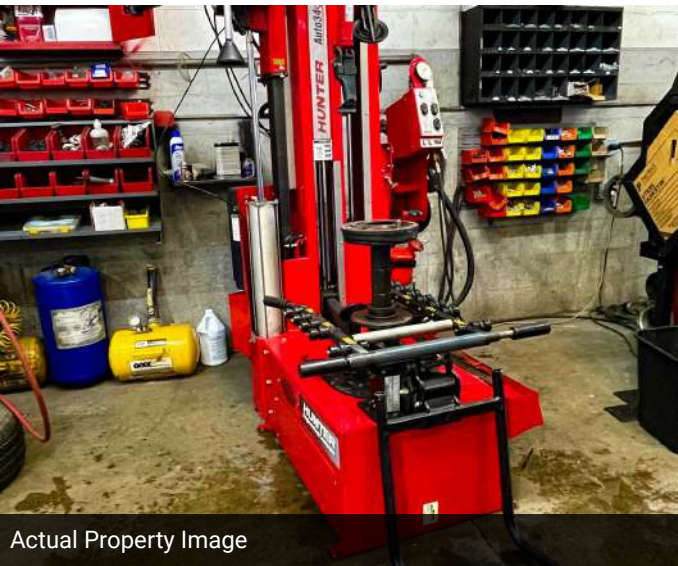
# PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



# AERIAL MAP



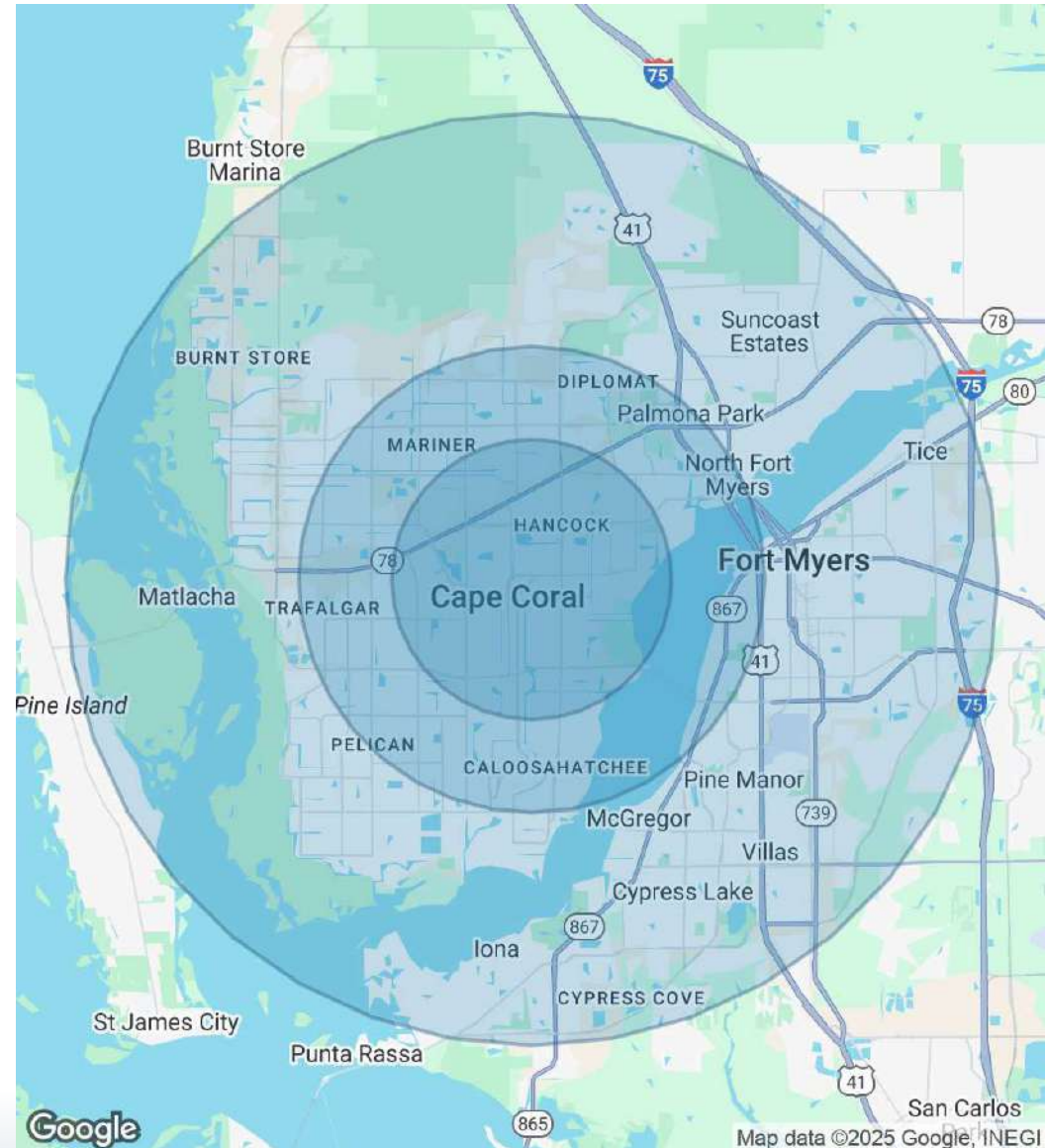


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	70,962	164,005	445,168
Average Age	46.7	46.4	48.7
Average Age (Male)	45.0	45.2	47.5
Average Age (Female)	47.2	47.0	49.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	30,800	73,052	217,224
# of Persons per HH	2.3	2.2	1.9
Average HH Income	\$78,358	\$80,205	\$80,187
Average House Value	\$236,916	\$242,061	\$236,440

TRAFFIC COUNTS	
Country Club Blvd	19,989 VPD
Del Prado Blvd S	44,658 VPD
Santa Barbra Blvd	23,701 VPD





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SECTION 3

# AREA OVERVIEW



# CITY OVERVIEW



Cape Coral, FL



Sanibel Island

## CAPE CORAL, FL

Cape Coral is a city located in Lee County, Florida, on the Gulf of Mexico. Founded in 1957 and developed as a planned community, the city grew to a population of about 189,343 residents in 2018. With an area of 120 square miles, Cape Coral is the largest city between Tampa and Miami. It is a principal city in the Cape Coral – Fort Myers, Florida Metropolitan Statistical Area. The City of Cape Coral is the 8th largest city in Florida with a population of 207,883 as of July 1, 2023. The city is known as a "Waterfront Wonderland"; with over 400 miles of navigable waterways.

The economy in Cape Coral is based on health care services, retail, and real estate/construction. The City's Economic Development Office promotes and incentivizes business relocation to Cape Coral. In 2018 the city's top five employers were the Lee Memorial Hospital, Lee County School System, Publix Supermarkets, City of Cape Coral and Walmart. Due to their proximity, Tampa's economy affects Cape Coral's. Several Fortune 1000 companies are headquartered in Tampa, including OSI Restaurant Partners, WellCare, TECO Energy, and Raymond James Financial. MacDill Air Force Base remains a major employer as the parent installation for over 15,000 active uniformed military in the Tampa Bay area. Tampa's port is now the seventh largest in the nation and Florida's largest tonnage port, handling nearly half of all seaborne commerce that passes through the state. Tampa ranks second in the state in terms of cruise ship travel. Besides smaller regional cruise ships, Tampa also serves as a port of call for three cruise lines: Holland America's MS Ryndam, Royal Caribbean's Grandeur of the Seas and Radiance of the Seas, and Carnival's Inspiration and Legend.

Cape Coral features a sandy beach and fishing pier on the Caloosahatchee River at the public Yacht Basin & Club. Cape Coral is home to the SunSplash Water Park, more than 30 recreational parks, and seven golf courses. The city offers a variety of Gulf beaches within 15 miles, such as Sanibel Island and Fort Myers Beach. The area is known by birding enthusiasts for a wide variety of wildlife and the largest population of burrowing owls in the state of Florida. Cape Coral's cultural assets include the Historical Museum, the Art Studio, the Cape Coral Art League, and the

# CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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