

Property Highlights

- **For Sale: \$2,000,000**
- 4,718 SF on .83 acre
- Zoned C-3
- Former car wash
- Tunnel equipment in place
- 11 vacuum stalls
- Double lane self-check kiosk
- Pylon sign at the street



Traffic Counts

Rodney Parham SE of site	21,000 VPD (ARDOT '24)
Rodney Parham NW of site	20,000 VPD (ARDOT '24)



Demographics

	1 Mile	3 Mile	5 Mile
2025 Population	10,325	74,303	137,663
Daytime Population	10,663	87,536	184,418
Average HH Income	\$91,956	\$104,876	\$109,845

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Commercial
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PROPERTY PHOTOS



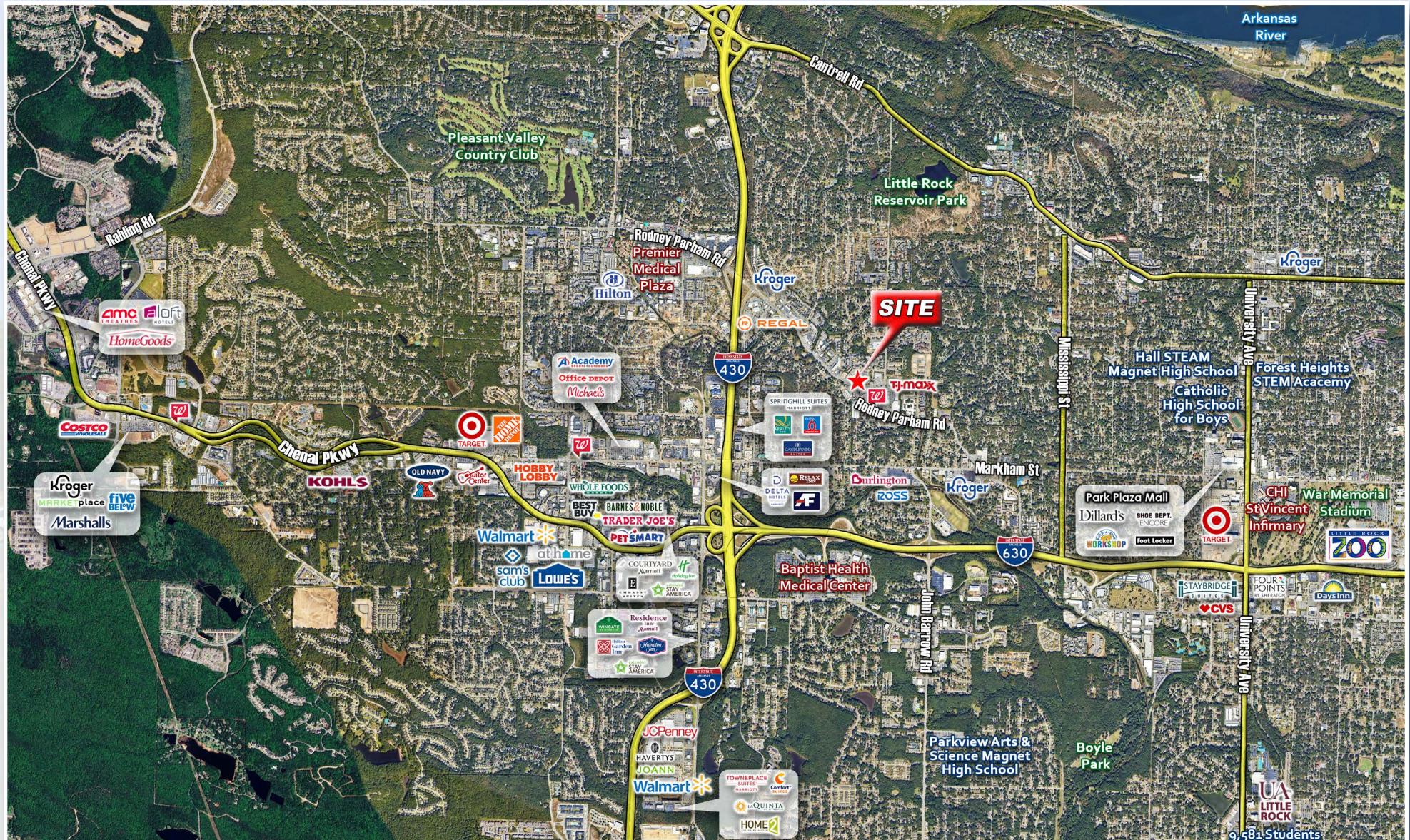
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