

## Property Highlights

- **For Sale: \$2,000,000**
- 1 Building is 3,188 SF
- Addn is 1,530 SF (includes 408 SF office)
- Functioning car wash
- Tunnel equipment in place
- 11 vacuum stalls
- Self-check kiosk
- Double lane
- Pylon sign

## Traffic Counts

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

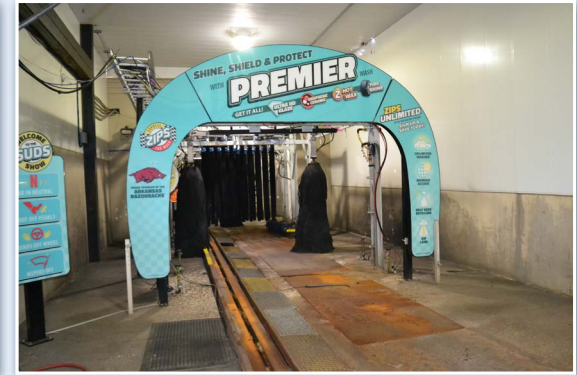
## Demographics

	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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