

# Site Analysis Report

Prepared by Destiny Vega on 7/19/2024.



## Property Details

### Location

Address: 3612 E 2nd St, Edmond, Oklahoma 73034  
State: Oklahoma  
County: Oklahoma  
Region: Central  
Market: OKC

### Legal Description

HARRIS EAST TO EDMOND 001 00 0 PT OF BLK 1  
BEG 350FT N OF S E/C BLK 1 TH W261.29FT  
N300FT E236.29FT SE35.36FT S275FT TO BEG  
CONT 1.80ACRS MORE OR LESS

### Lot & Building

Lot Size: 1.7924 acres  
Building Size: 4,080  
Year Built/Renovated: 2005/2023

### Use

Zoning: Commerical  
Use: Car Wash

## Business Details

### Business Info

Business Type: Car Wash  
Car Wash Type: Express

### Price

Asking Price: \$2,000,000  
PSF: \$25.62

### Links

Google Maps: [Google Map](#)  
Website: [Finish Line Express](#)

### Equipment

System: Innovative Control Systems  
Upgrades: New Sonny's Conveyor - 2022  
LED Lighting - 2023

## Traffic Details

### Average Annual Daily Traffic

AADT Count: 19,200  
Report Year: 2022

### State Agency Data

Count: -  
Date: -  
Day of the Week: -

### Potential Number of Cars Pulled Daily

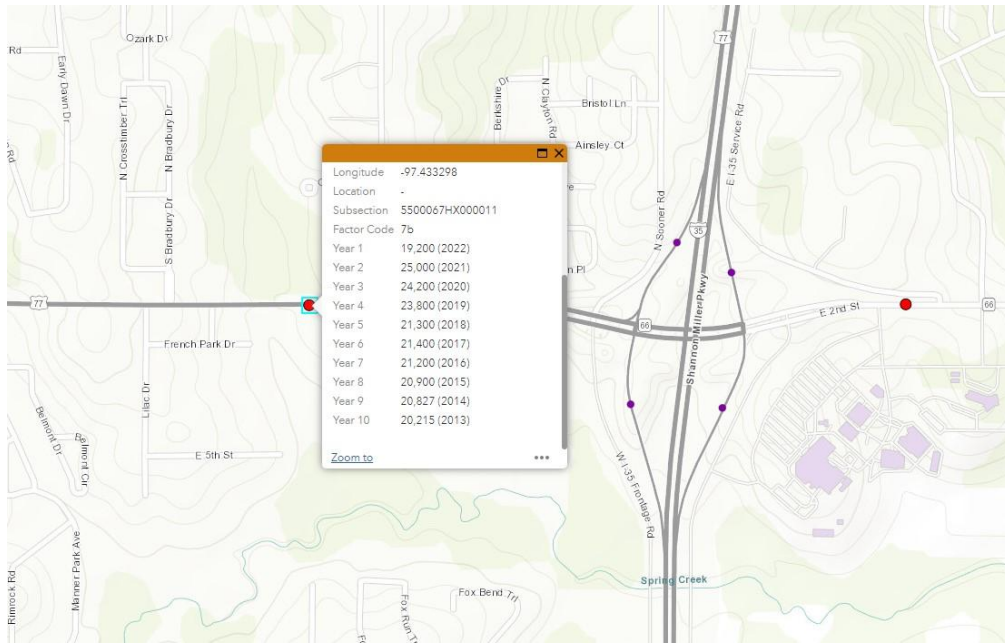
Metropolitan Area: 173 to 221 (0.9 - 1.15% of AADT count)  
Rural Area: 576 to 768 (3 - 4% of AADT count)

### Traffic Trend

Traffic Trend: -%  
Traffic Trend Year: -

## Comparable Sites

Address	Business Name	Car Wash Type	Distance (mi)
2081 E 2nd St, Edmond, OK 73034	Okie Express Auto Wash	Express	1.2
3900 E 15th St, Edmond, OK 73013	Coulter Express Car Wash	Express	1.6
111 S Kelly Ave, Edmond, OK 73003	Coulter Express Car Wash	Express	3.7
2220 S Broadway, Edmond, OK 73013	Masters Car Wash	Flex + Lube	4.4
2810 E Memorial Rd, Edmond, OK 73013	Okie Express Auto Wash	Express	4.7



Demographic Info

	1 Mile	2 Mile	3 Mile	5 Mile	10 Mile
<b>Population:</b>	3,843		44,226	103,409	
<b>Avg HH Income:</b>	\$179,922		\$139,134	\$136,418	

Year of Report: 2024



Streetview Image



Streetview Image





Competition Map

