

Property Highlights

- Building: 4,344 SF car wash
- Land: 1.32 acres
- Reduced Sale Price: \$850,000
- High Traffic Site
- 1 auto tunnel with room to add an additional auto tunnel, 4 self serve bays, 4 vacuums
- Near Bass Pro and Outlets of Little Rock
- Financials available with an executed CA

Traffic Counts

Otter Creek Rd	11,000 VPD (ARDOT '22)
Stagecoach Rd	16,000 VPD (ARDOT '22)
Interstate 30	124,000 VPD (ARDOT '22)

Demographics

	1 Mile	3 Mile	5 Mile
2023 Population	5,436	22,188	70,044
Daytime Population	4,962	19,439	57,596
Average HH Income	\$80,479	\$75,446	\$82,220



John Hathaway | 501.529.4972 | jchathaway@hathawaygroup.com

Jamie McLarty | 501.978.4973 | jmclarty@hathawaygroup.com

501.663.5400 | 2100 Riverdale Road, Suite 100, Little Rock, AR 72202 | HathawayGroup.com



501.663.5400 | 2100 Riverdale Road, Suite 100, Little Rock, AR 72202 | HathawayGroup.com

Hathaway Group is the real estate broker exclusively representing the owner of the property described herein. Although the information included herein was obtained from sources deemed reliable, such information has not been verified and no representation is made as to its accuracy. All information herein is submitted subject to any errors, omissions, price changes, withdrawals without notice or other conditions, and to any special offering conditions imposed by Hathaway Group's client.



501.663.5400 | 2100 Riverdale Road, Suite 100, Little Rock, AR 72202 | HathawayGroup.com

Hathaway Group is the real estate broker exclusively representing the owner of the property described herein. Although the information included herein was obtained from sources deemed reliable, such information has not been verified and no representation is made as to its accuracy. All information herein is submitted subject to any errors, omissions, price changes, withdrawals without notice or other conditions, and to any special offering conditions imposed by Hathaway Group's client.



501.663.5400 | 2100 Riverdale Road, Suite 100, Little Rock, AR 72202 | HathawayGroup.com

Hathaway Group is the real estate broker exclusively representing the owner of the property described herein. Although the information included herein was obtained from sources deemed reliable, such information has not been verified and no representation is made as to its accuracy. All information herein is submitted subject to any errors, omissions, price changes, withdrawals without notice or other conditions, and to any special offering conditions imposed by Hathaway Group's client.



501.663.5400 | 2100 Riverdale Road, Suite 100, Little Rock, AR 72202 | HathawayGroup.com