

Property Highlights

- **\$95,000/YR NNN For Lease**
- **\$1,100,000 For Sale**
- 3,198 SF single story car wash building
- 1.23 Acre Lot
- 14 Parking Stalls
- Zoned C-3
- Located along Highway 107
- Surrounded by retailers, restaurants, self storage and convenience stores
- Close proximity to Kroger anchored shopping center
- The Greens at North Hills, a city-owned 18-hole public golf course is one block to the south of the property
- FF&E will not convey with sale

Demographics

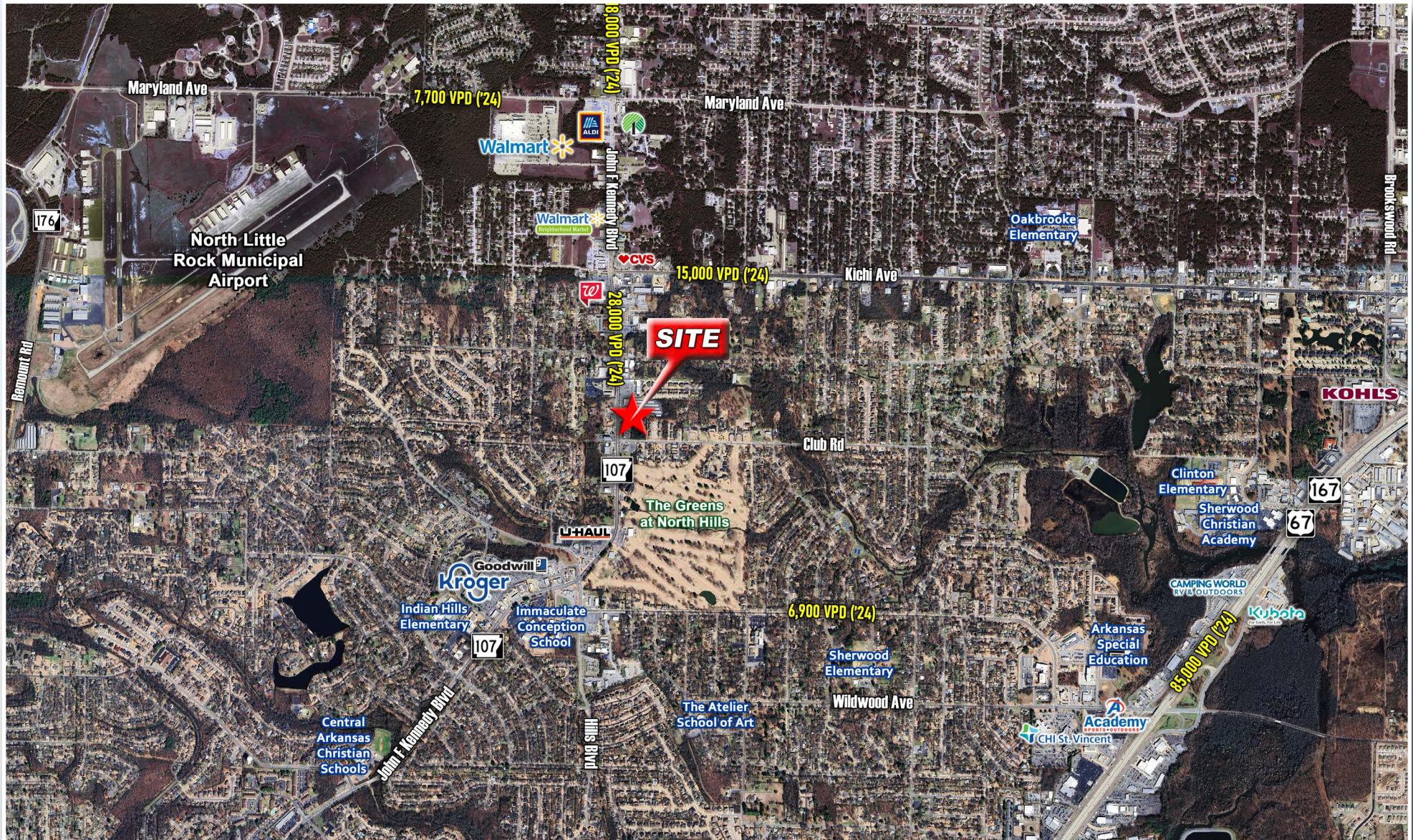
	1 Mile	3 Mile	5 Mile
2025 Population	8,034	51,987	89,876
Daytime Population	6,446	49,438	84,706
Average HH Income	\$101,715	\$99,536	\$85,644



Traffic Counts

Highway 107 28,000 VPD (ARDOT '24)

Wes Martin, CCIM, SIOR | 501.765.1585 | wmartin@hathawaygroup.com
Jamie McLarty | 501.951.1812 | jmclarty@hathawaygroup.com



501.663.5400 | 5012 Kavanaugh Boulevard, Little Rock, AR 72207 | 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.



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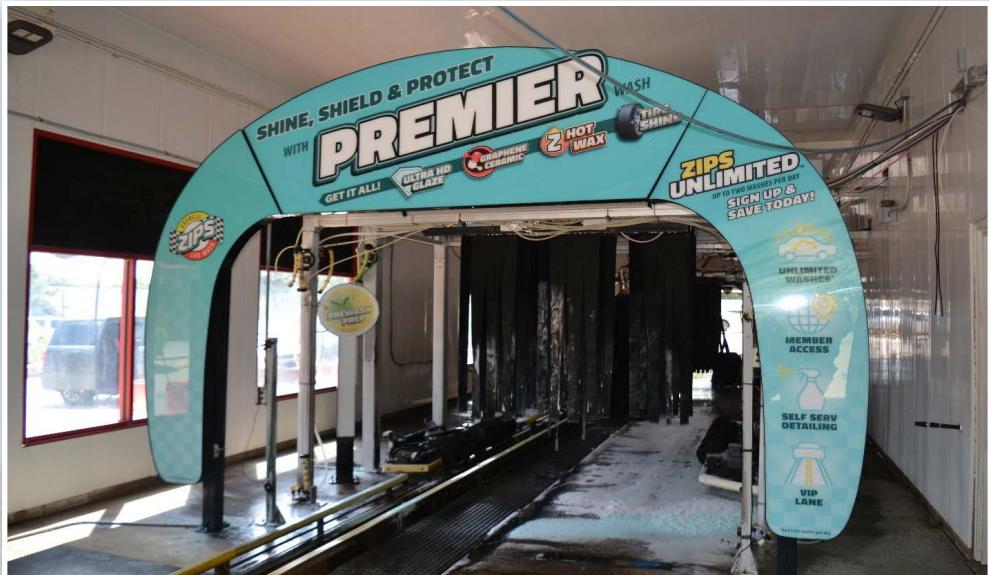
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PROPERTY PHOTOS



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