

### 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

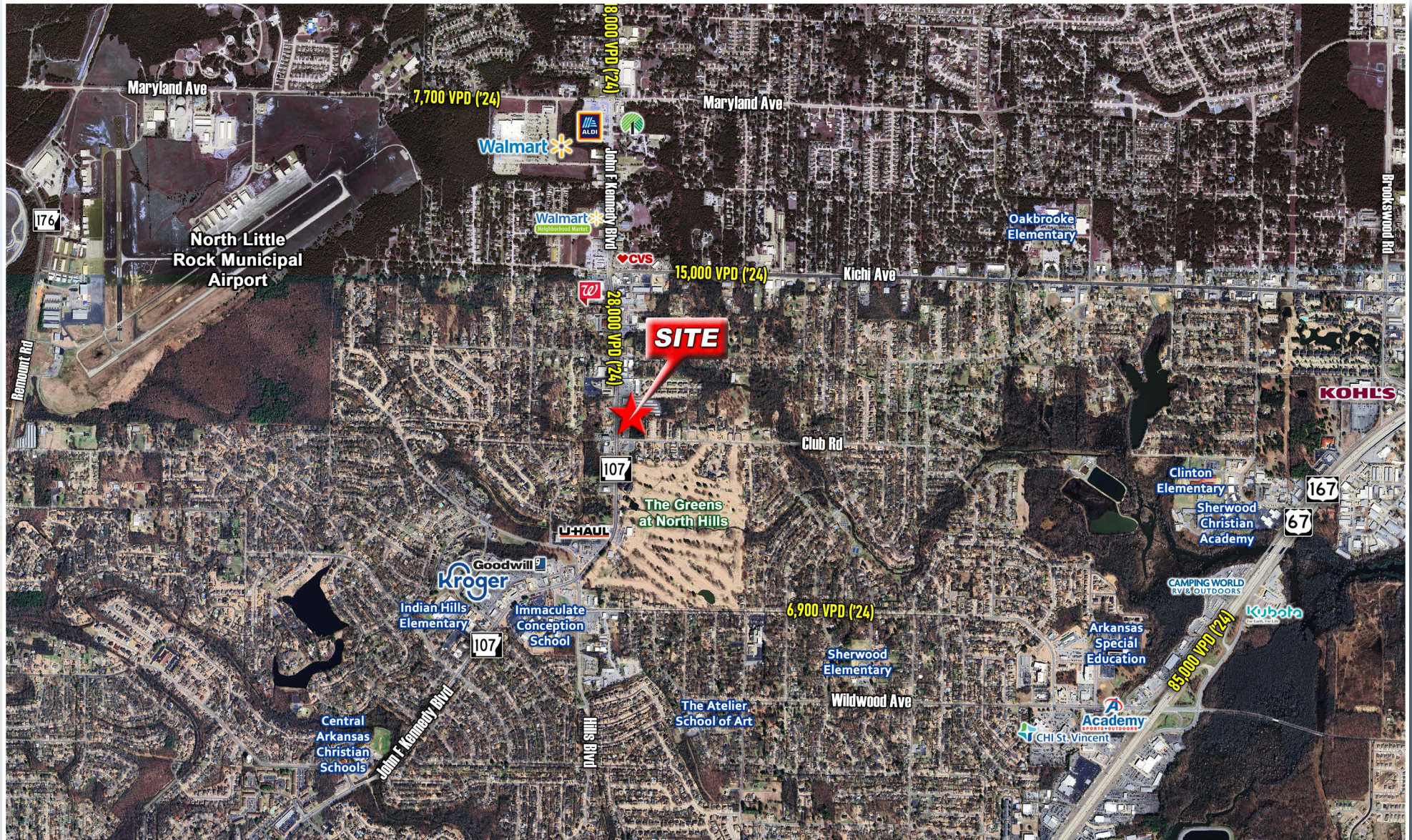
Highway 107

28,000 VPD (ARDOT '24)

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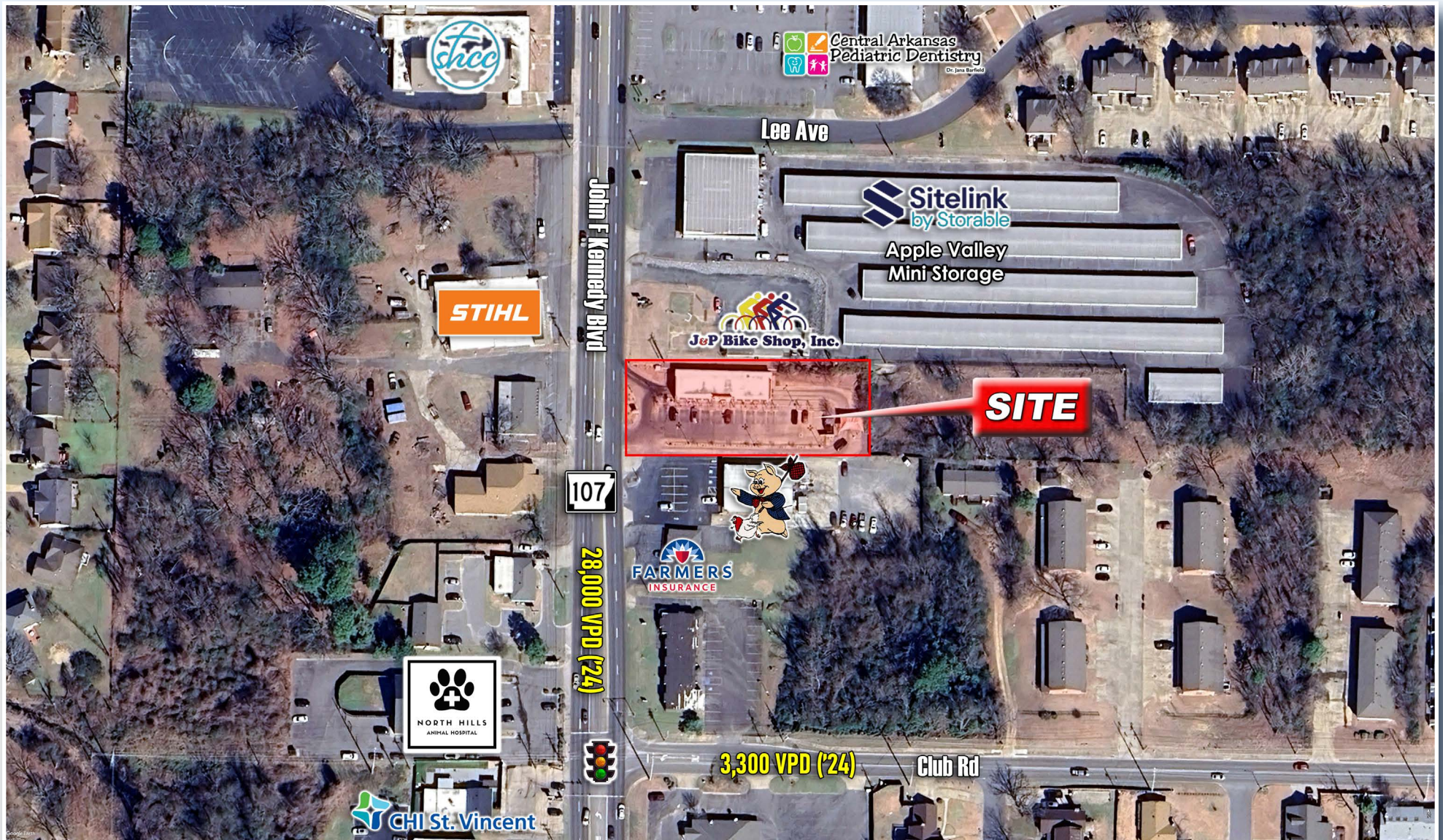




501.663.5400 | 5012 Kavanaugh Boulevard, Little Rock, AR 72207 | [HathawayGroup.com](http://HathawayGroup.com)

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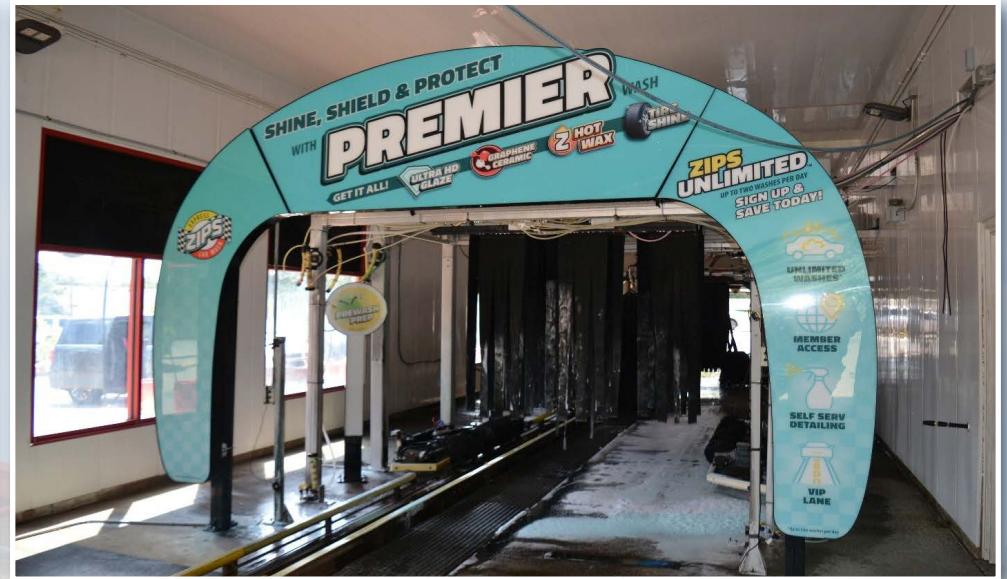




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