

# For Sale: Investment Opportunity

## Zips Car Wash

10215 WATSON RD  
SUNSET HILLS, MO 63127





# Investment Highlights

ZIPS CAR WASH

**PRICE:**

\$1,000,000

**CAP RATE:**

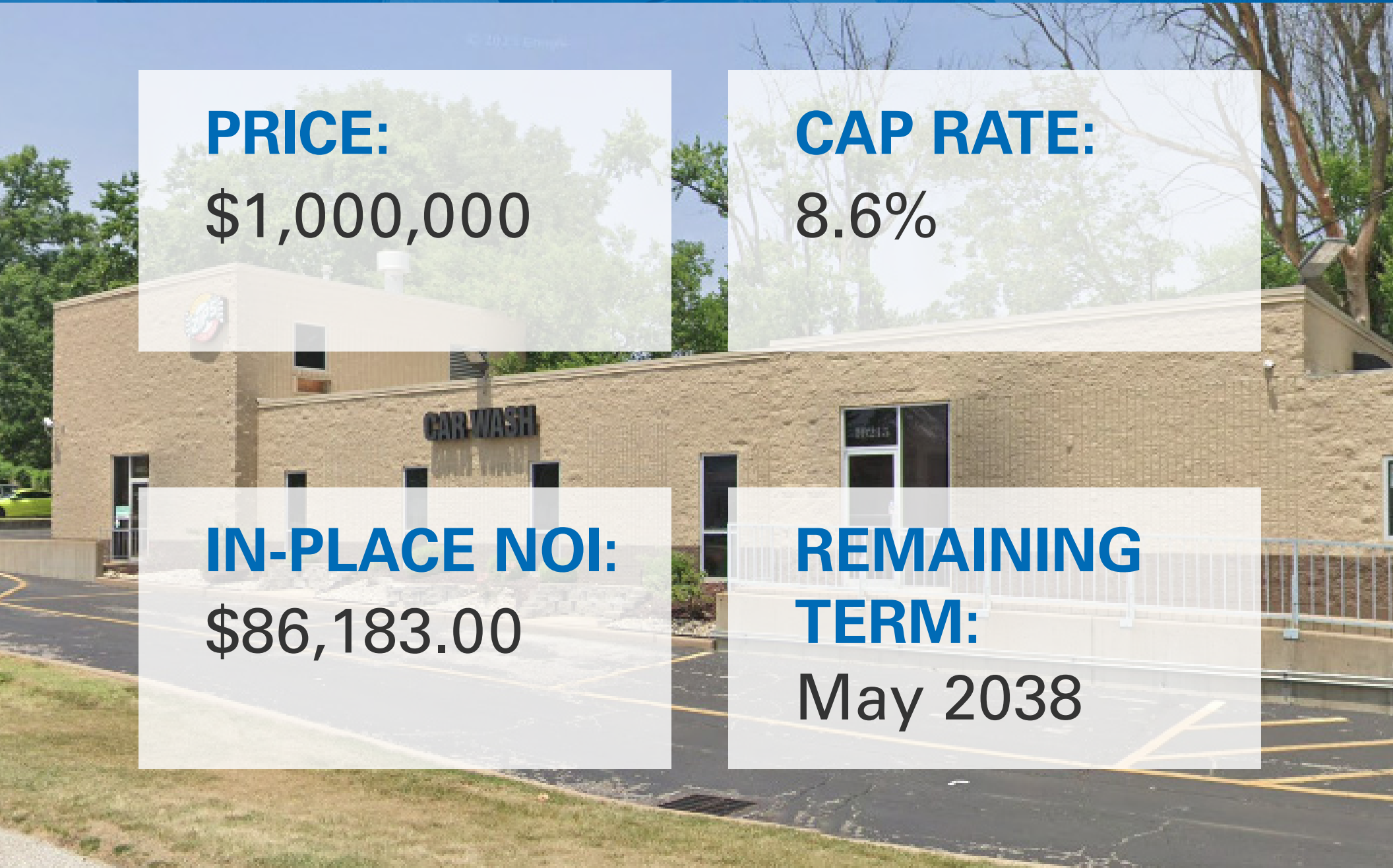
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**IN-PLACE NOI:**

\$86,183.00

**REMAINING  
TERM:**

May 2038



## PROPERTY INFORMATION



FOR FURTHER INFORMATION, PLEASE CONTACT:

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**NEWMARK**  
ZIMMER

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## Property Features

- Car wash investment opportunity located in Sunset Hills
- Long-term absolute net lease in place
- 3,961 SF stand-alone building on 0.42 acres
- Surrounding retailers include Walmart, Target, Sam's Club, and Bass Pro Shops

## Area Demographics

|                  | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------|-----------|-----------|-----------|
| Population       | 7,933     | 69,962    | 195,196   |
| Household Income | \$110,045 | \$129,633 | \$117,183 |
| Households       | 3,145     | 29,603    | 82,511    |

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