

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:
8.6%

IN-PLACE NOI:
\$86,183.00

**REMAINING
TERM:**
May 2038

PROPERTY INFORMATION



FOR FURTHER INFORMATION, PLEASE CONTACT:

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NEWMARK
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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