



2022 CONSTRUCTION - EXPRESS TUNNEL WASH

**SINGLE TENANT ABSOLUTE NNN LEASE 16.9 YEAR BASE TERM  
FULL TERM PERSONAL & CORPORATE GUARANTY**

2610 E MAIN ST | RUSSELLVILLE, AR 72802



**NAI**Heartland







## PROPERTY OVERVIEW

NAI Heartland is pleased to present an opportunity to purchase an absolute net leased express car wash investment occupied by Splash. A brand new 20-year lease commenced January 1st, 2023 and is accompanied with two 5-year options with **1.5% annual rental escalations throughout**. Splash Car Wash is a quickly growing operator that currently has 22 locations in Arkansas with more to come and performs over 2,000,000 washes annually with a paying membership base in excess of 50,000. Furthermore, Splash employs over 375 people and has served Arkansas since 1983. The lease provides a full term personal and corporate guaranty from a guarantor with \$50+ million in net worth.



## PRICING DETAILS

List Price:	\$5,850,758
Rent:	\$380,299.30
CAP Rate:	6.5%
Taxes:	Tenant
Insurance:	Tenant
CAM:	Tenant

## LEASE ABSTRACT

Tenant Trade Name:	Splash
Lease Start:	1/1/2023
Lease Expiration:	12/31/2042
Lease Term:	20 Years
Term Remaining on Lease:	16.9 Years
Base Rent:	\$380,299.30
Rental Adjustments:	1.50% Annual Increases
Option Periods:	Two 5-Year Options 1.50% Annual Increases
Lease Type:	Absolute NNN Lease
Roof & Structure:	Tenant Responsible

## PARCEL DETAILS

Building Size:	5,968 SF
Land Size:	1.92 Acres

## INVESTMENT HIGHLIGHTS



The subject property is **well-positioned at the heart of the Russellville retail trade area** and specifically the signalized hard corner of Main Street and Elmira Avenue with exposure to over 26,000 vehicles per day.



Main Street and the immediate neighborhood provides residents with every daily need from primary retail services and restaurants to banks and national big box players such as Wal-Mart, Lowe's, Sears, Belk, and much more.



This state-of-the-art car wash and future detail center will only enhance the lively submarket. **The large site of approximately 2 acres allows for abundant customer movement** when getting their vehicles washed and detailed.



Splash **draws local residents and students from the nearby Arkansas Tech University, along with outlying communities as well** making this 100% passive free investment opportunity an incredible success.



## TENANT OVERVIEW

As Arkansas' true one-stop shop for car care, Splash Car Wash, Express Detail, and Oil Change provides everything a vehicle needs to stay clean and running strong. Splash is committed to serving the community with quick, friendly, and convenient services at affordable prices.

The motto, "Always Drive Clean," comes to life through the Unlimited Wash Pass membership for less than 50 cents a day, giving drivers the freedom to wash their vehicles as often as they like. Splash also offers a streamlined Fleet Program designed to keep company vehicles looking professional and road-ready.

Beyond the wash, the Express Lube handles essential maintenance services such as tire rotations, air filter replacements, and wiper blade installation. Splash truly delivers comprehensive car care in one convenient location for every driver.



**51,410**  
(AND COUNTING)  
UNLIMITED MEMBERS

**375+**  
TEAM  
MEMBERS

**22**  
CURRENT  
LOCATIONS

**140,000**  
UNIQUE  
MARKETING CONTACTS

**2M**  
CARS WASHED  
ANNUALLY

**95,000+**  
OIL CHANGES  
ANNUALLY

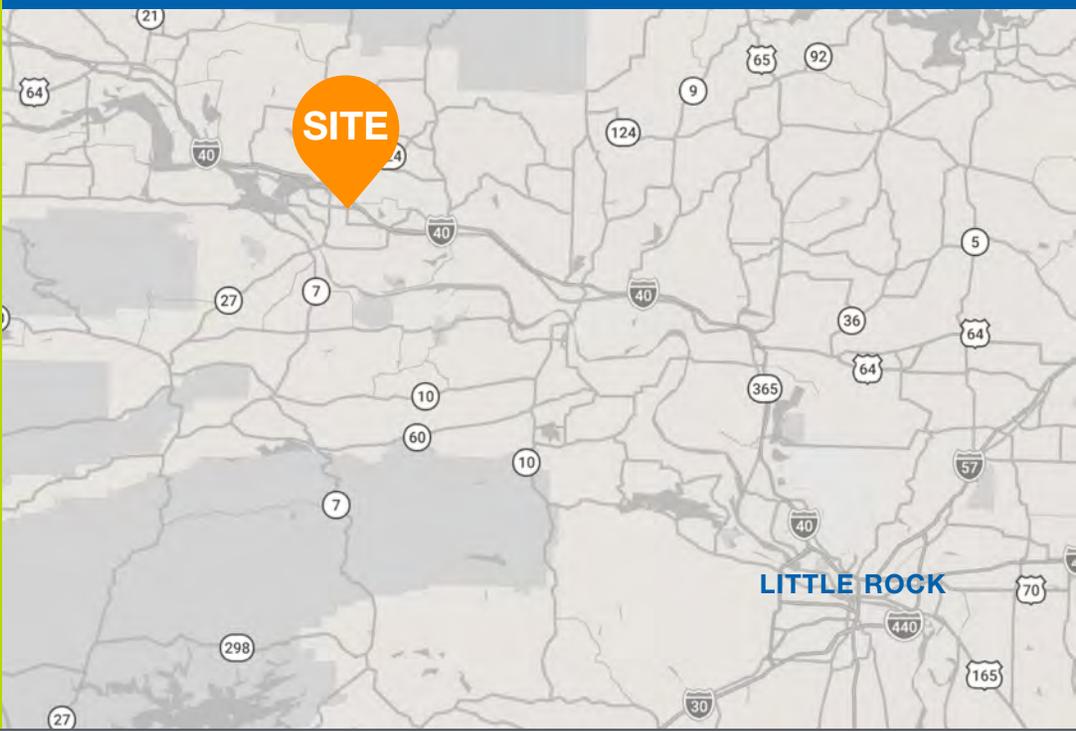


PHOTO SOURCE: NEXTDOOR.COM

## RUSSELLVILLE, ARKANSAS

Russellville is the county seat and largest city in Pope County, Arkansas, United States, with a 2021 estimated population of 30,971. It is home to Arkansas Tech University. Arkansas Nuclear One, Arkansas' only nuclear power plant is nearby. Russellville borders Lake Dardanelle and the Arkansas River. It is the principal city of the Russellville Micropolitan Statistical Area, which includes all of Pope and Yell counties.

Russellville, overlooking 34,000-acre Lake Dardanelle and the Arkansas River, is a key city along Scenic Highway 7. Established in the 1840s, the town became the Pope County seat of justice in 1872. Interstate 40 skirts Russellville to the north. Lake Dardanelle is renowned for its bass fishing and a state park has two locations providing everything needed for an enjoyable outing. Also, the Arkansas River Visitors Center offers interpretive exhibits about the river's navigation system. Mount Nebo State Park, 10 miles southwest, is a Civilian Conservation Corps-built recreational facility with spectacular views of the River Valley. Arkansas Tech University provides cultural and sporting events throughout the year.





## ECONOMY

The largest industries in Russellville are Manufacturing, Educational Services, and Retail Trade, and the highest paying industries are Utilities (\$95,094), Professional, Scientific, & Technical Services (\$49,866), and Transportation & Warehousing, & Utilities (\$49,250). Arkansas corporations Tyson Foods, Inc. and Innovation Industries Elevator Signal Fixtures are among the nearly fifty manufacturing plants employing more than 8,300 people. Overall, there are more than ten divisions of Fortune 500 companies located in Russellville.



## EDUCATION

Russellville is home to Arkansas Tech University, a public institution, founded in 1909. The university sits on a 639 acre campus. Fall 2025 enrollment totaled 9,090, marking a 4% increase from 2024. In the 2026 edition of Best Colleges, Arkansas Tech ranked #57 in Regional Universities South and it also ranked #28 in Best Colleges for Veterans.



## ENTERTAINMENT

Russellville is known for its local music, art scene, and historic downtown area. The most notable of these events is the Art Walk. The city hosts the Downtown Art Walk, in which the public may listen to live music, taste wine and food, and appreciate, purchase and sell art while connecting with the community, as well as have their picture taken in the Alley. Russellville hosts a variety of sporting events and fishing tournaments, due to its location on Lake Dardanelle. Russellville is also close to Mt. Nebo and other state parks such as Lake Dardanelle State Park. Also many people commute to Russellville on a daily basis from its surrounding areas, for both work and recreation.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population (2025)	2,056	23,614	39,694
Projected Population (2030)	2,059	23,957	40,282
Households (2025)	845	8,936	15,446
Projected Households (2030)	863	9,222	15,939
Average Household Income	\$53,838	\$62,873	\$75,154
Median Household Income	\$46,528	\$48,919	\$53,151
Median Age	32.1	31.6	34.6
Education (Some College or Higher)	39%	51%	56%



## INVESTMENT CONTACTS:

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**MASON LEWIS**

BROKER OF RECORD

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