

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,838,380.18
Building Size:	4,896 SF
Lot Size:	39,911 SF
Number of Units:	1
Price / SF:	\$375.49
Cap Rate:	11.0%
NOI:	\$202,221
Year Built:	2003
Zoning:	C-2

PROPERTY OVERVIEW

Just off the corner of Alameda and 12th Ave, this car wash features 2 touchless autos and 8 self service bays. Equipped with vacuum stations, card readers, and cash/coin machines, this wash can be ran with low overhead. The surrounding neighbors include Harbor Freight, Taco Bueno, Public Storage, and more.

PROPERTY HIGHLIGHTS

- 2 Touchless Auto Bays (PDQ Laserwash 4000)
- 8 Self Service Bays
- 14 Vacuums
- 25,353 VPD on 12th Ave SE

261 12TH AVE SE SELF SERVICE CAR WASH
261 12TH AVE SE | NORMAN, OK 73071



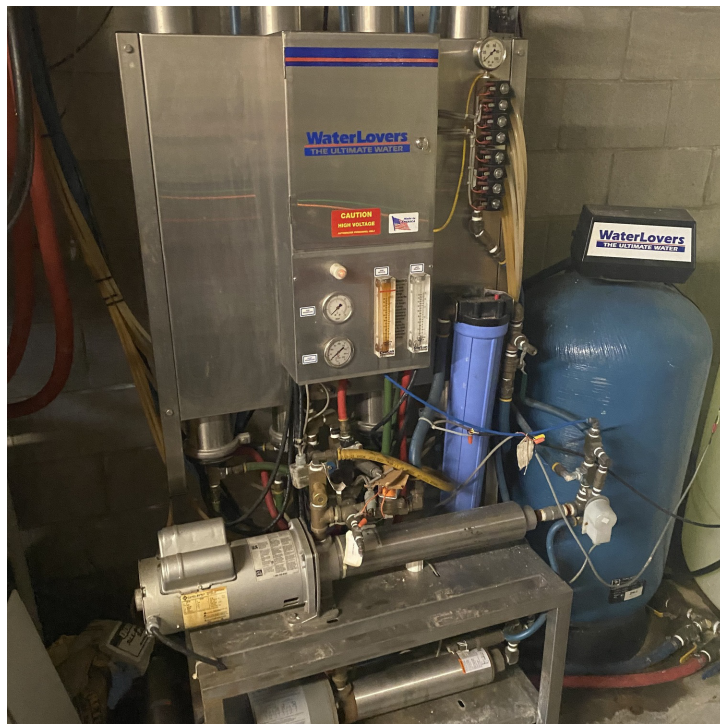
ADDITIONAL PHOTOS



ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

AJ TOLBERT
630.843.1989
aj@creekcre.com

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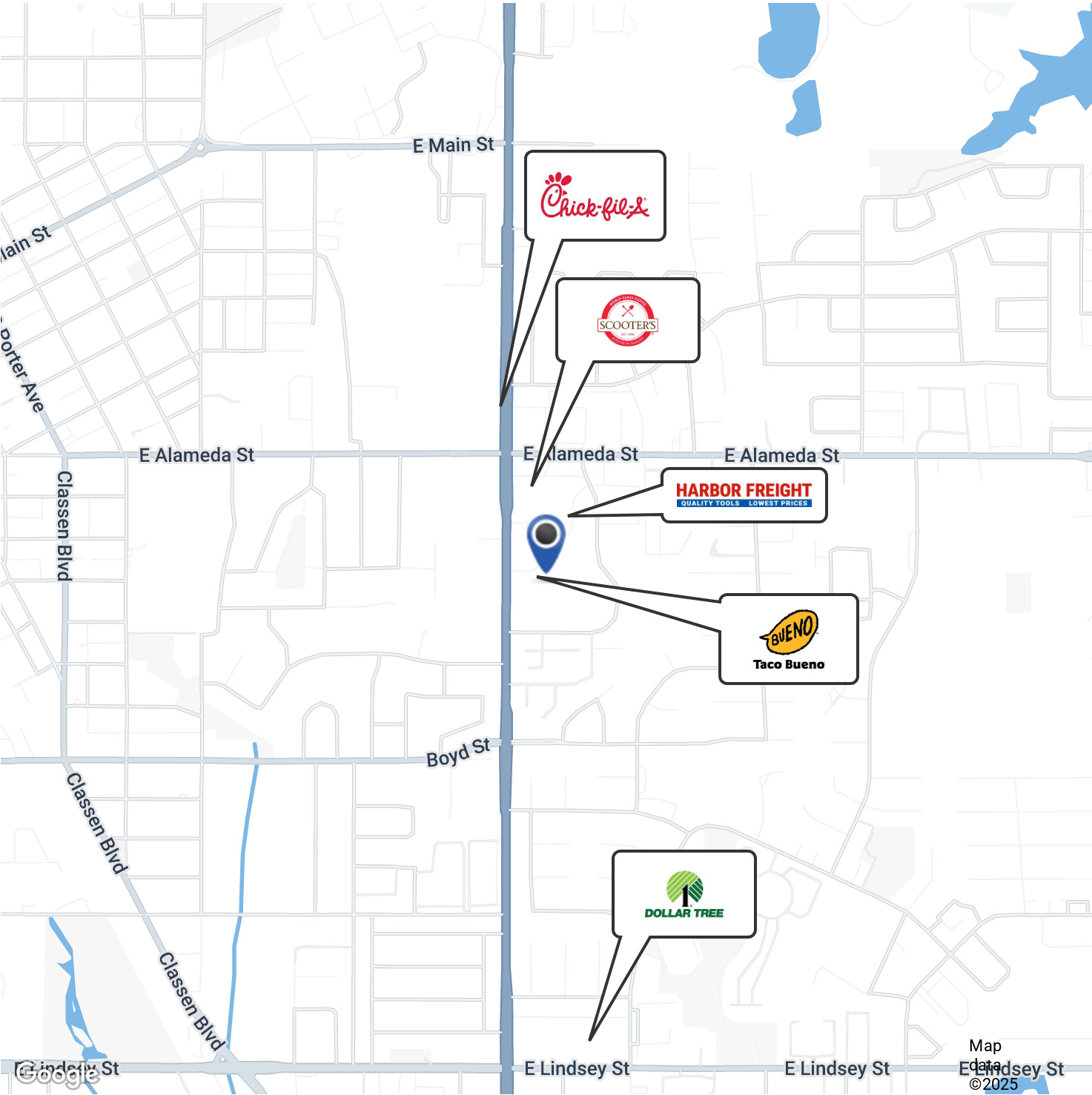
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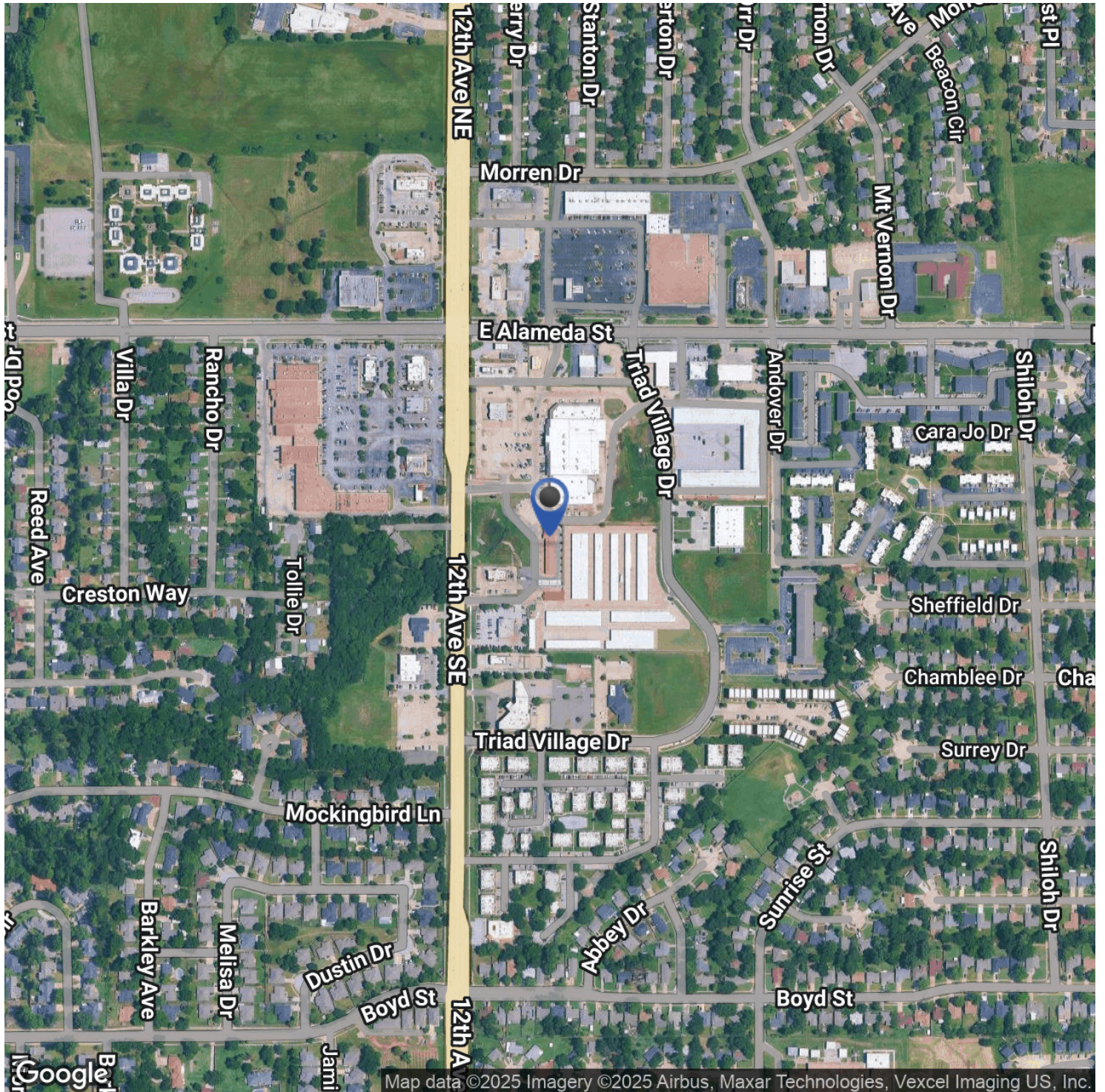
RETAILER MAP



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ethan@creekcre.com

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aj@creekcre.com

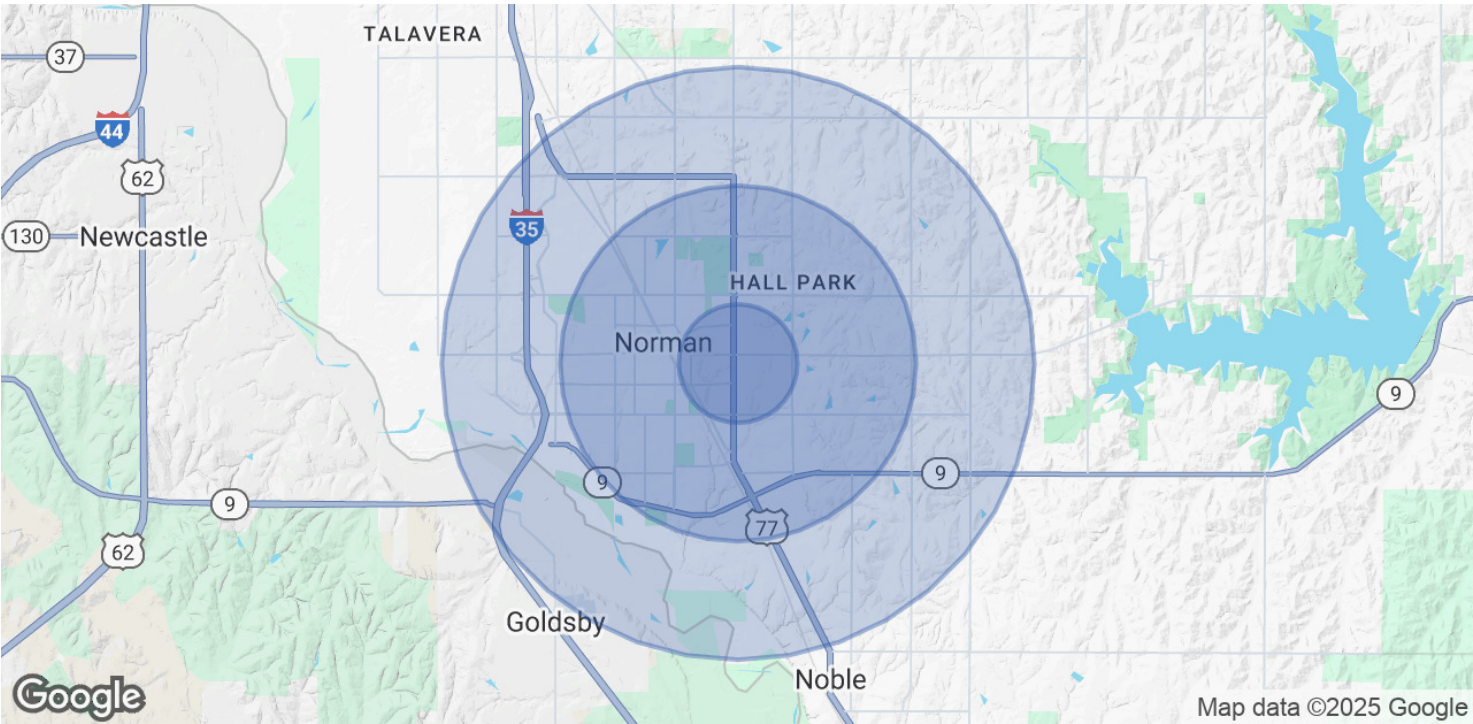
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,401	80,396	119,629
Average Age	35	35	36
Average Age (Male)	34	34	35
Average Age (Female)	35	35	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,410	31,246	47,520
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$59,250	\$72,341	\$82,936
Average House Value	\$258,366	\$286,476	\$309,372

Demographics data derived from AlphaMap

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