

Property Highlights

- Building: 4,344 SF car wash
- Land: 1.32 acres
- Reduced Sale Price: \$875,000
- High Traffic Site
- 1 auto tunnel with room to add an additional auto tunnel, 4 self serve bays, 4 vacuums
- Near Bass Pro and Outlets of Little Rock
- Financials available with an executed CA

Traffic Counts

Otter Creek Rd	11,000 VPD (ARDOT '22)
Stagecoach Rd	16,000 VPD (ARDOT '22)
Interstate 30	124,000 VPD (ARDOT '22)

Demographics

	1 Mile	3 Mile	5 Mile
2023 Population	5,436	22,188	70,044
Daytime Population	4,962	19,439	57,596
Average HH Income	\$80,479	\$75,446	\$82,220



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