Hathaway Group

Commercial Real Estate

FOR SALE - 4,344 SF CAR WASH ON 1.32 AC

13100 Otter Creek Rd, Little Rock, Arkansas 72210

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 Stagecoach Rd Interstate 30 11,000 VPD (ARDOT '22) 16,000 VPD (ARDOT '22) 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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PROPERTY PHOTOS



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SITE AERIAL



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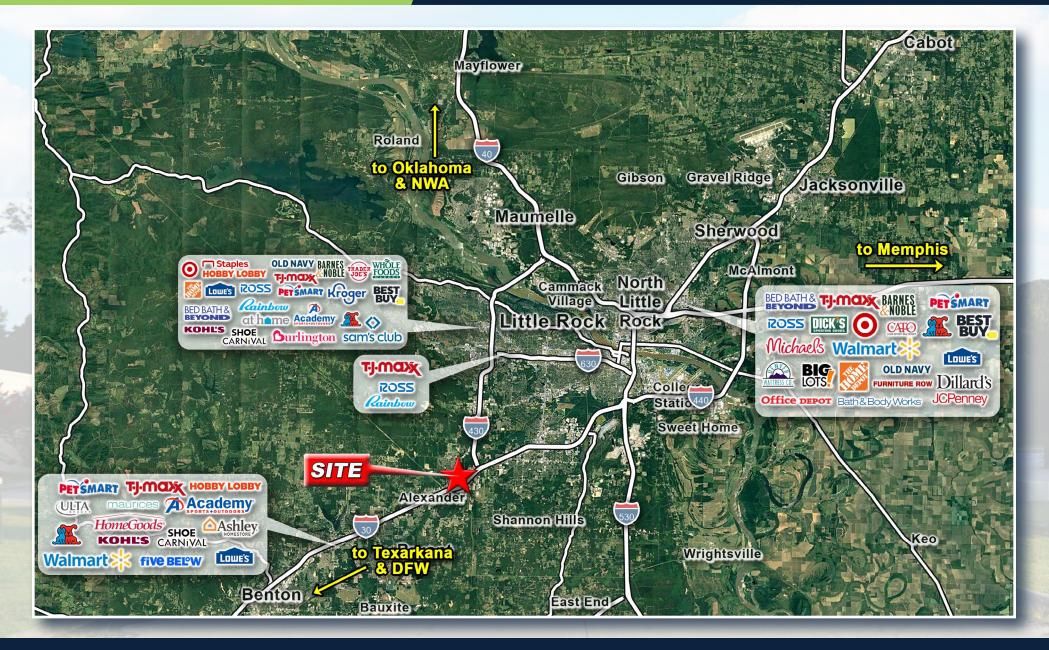
RETAIL AERIAL



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WIDE AERIAL



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