

Site Analysis Report

Prepared by Destiny Vega on 8/9/2024.



Property Details

Location

Address: 18 Clarkson Rd, Pratt, Kansas 67124
County: Pratt
State: Kansas

Legal Description

AIRPORT, SW/4 LOT 50, BLDG LEASED LAND

Lot & Building

Lot Size: 2.9713 acres
Building Size: 3,380

Use

Zoning: Transport Facility
Use: Manual Car Wash

Business Details

Business Info

Business Name: Truck Wash
Car Wash Type: Self-Serve

Price

Asking Price: \$350,000
PSF: \$2.70

Links

Google Maps: <https://www.google.com/>

Traffic Details

Average Annual Daily Traffic

AADT Count: 2,627
Report Year: 2023

State Agency Data

Count: -
Date: -
Day of the Week: -

Potential Number of Cars Pulled Daily

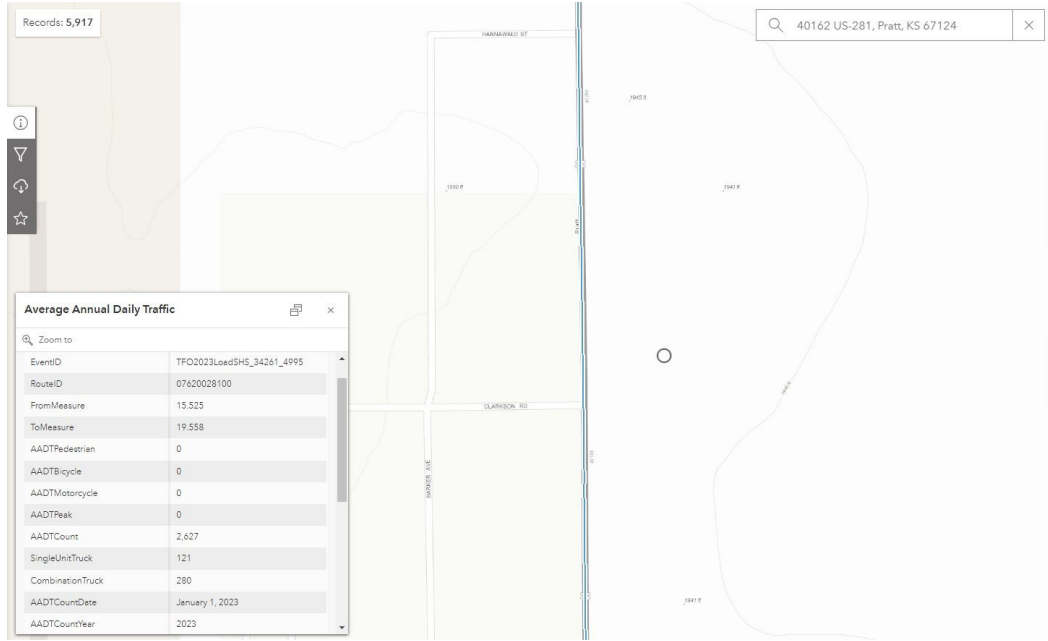
Metropolitan Area: 24 to 30 (0.9 - 1.15% of AADT count)
Rural Area: 79 to 105 (3 - 4% of AADT count)

Traffic Trend

Traffic Trend: -%
Traffic Trend Year: -

Comparable Sites

Address	Business Name	Car Wash Type	Distance (mi)
623 E 1st St, Pratt, KS 67124	Car Wash 54	SS/IB	4.8
217 Iowa Ave, Pratt, KS 67124	West Car Wash	Self-Serve/In-Bay	5.2



Demographic Info

	1 Mile	2 Mile	3 Mile	5 Mile	10 Mile
Population:	16		230	7,013	
Avg HH Income:	\$139,788		\$133,998	\$86,897	

Year of Report: 2024



Streetview Image



Parcel Image





Competition Map

