Site Analysis Report Prepared by Destiny Vega on 8/9/2024.

217 Iowa Ave, Pratt, KS 67124



Self-Serve/In-Bay

5.2

Property Details					
Location					
Address:	18 Clarkson Rd, Pratt, Kansas 671	Legal Description			
County:	Pratt	AIRPORT, SW/4 LOT 50, BLDG I			SED LAND
State:	Kansas				
Lot & Building			Use		
	2.9713 acres		Zoning:	Transport Essility	
Building Size:			Use:		
Building Size.	3,300		036.		I
Business Details					
Business Info			Price		
Business Name:	Truck Wash		Asking Price:	\$350,000	
Car Wash Type:	Self-Serve		PSF:	\$2.70	
Links					
Google Maps:	https://www.google.com/				
Fraffic Details					
Average Annual	Daily Traffic		State A	gency Data	
AADT Count:			Count:		
Report Year:	2023		Date:	-	
			Day of the Week:	-	
Potential Number of Cars Pulled Daily			Traffic Trend		
Metropolitan Area:		it)	Traffic Trend:	-%	
Rural Area:	79 to 105 (3 - 4% of AADT count)		Traffic Trend Year:	-	
Comparable Sites					
Address		Business Name		Car Wash Type	Distance (r
623 E 1st St, Pratt,	KS 67124	Car Wash 54		SS/IB	4.8

West Car Wash

Records: 5,917		HARMANNED ST		Q 40162 US-281, Pratt, KS 67124	×
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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

EXHIBITS 1/2

Streetview Image

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Parcel Image

Preliminary Site Report



EXHIBITS 2/2

Competition Map



Preliminary Site Report