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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| Average Annual Dail | v Treffic P × | | | | |
| Average Annual Daily | y Traffic 음 × | | | | |
| 🔍 Zoom to | | | 0 | | |
| €, Zoom to EventID | TFO2023LoedSH5_34261_4995 | | 0 | | |
| @ Zoom to EventID RouteID | TFO2023LeedSH5_34261_4995 ^ | | 0 | | |
| Q ₆ Zoom to EventID RouteID FromMeasure | TFO2023LeedSHS_34261_4995 07620028100 15.525 | 0,4950 19 | 0 | | |
| ©, Zoom to EventID RouteID FromMeasure ToMeasure | TFO2023LeedSH5_34261_4995 ^ | 0.0950X-15 | 0 | | |
| Secon to EventID RouteID FromMeasure ToMeasure AADTPedestrian | TFC20221cad5H5_34261_4695 07220028100 15.525 19.558 0 | CLARRENCE IN | 0 | | |
| Section to EventID RouteID FromMeasure AADTPedestrien AADTBicycle | TFD2023LoxdSHS_34261_4995 * 07220028100 15525 19558 0 0 | CLAMBER 10 | 0 | | |
| Q, Zoom to EventID RouteID FromMessure ToMessure AADTPedestrian AADTBicycle AADTMotorcycle | TFO2023LoadSH5_34261_4995 07420028100 13.5.25 19.558 0 0 0 0 | RUMPER IN | 0 | | |
| Q ₂ Zoom to EventID RouteID FromMessure ToMessure AADTRedestrian AADTRycle AADTRoycle AADTRoycle | TFO2023LoadSH5_34261_4995 ▲ 07420028100 15525 19558 0 0 0 0 0 0 0 | SUMMON 15 | 0 | | |
| Q, Zoom to EventID RouteID FromMessure ToMessure AADTPedestrian AADTPedestrian AADTPedestrian AADTPedest AADTPedex AADTCount | TFO2023LoadSH5_34261_4995 07c2028100 15525 19558 0 0 0 0 0 0 0 0 2,627 | OLANDON 10 | 0 | | |
| Q, Zoom to EventID RouteID FromMeasure AADTRedestrian AADTRedestrian AADTRedestrian AADTRedestrian AADTRedestrian SingleUnitTruck | TFD2023LoadSH5_34261_4995 07c20028100 15525 19538 0 0 0 0 0 2,627 121 | CLANSICK 10 | 0 | | |
| Q, Zoom to EventID RouteID FromMessure ToMessure AADTPedestrian AADTPedestrian AADTPedestrian AADTPedest AADTPedex AADTCount | TFO2023LoadSH5_34261_4995 07c2028100 15525 19558 0 0 0 0 0 0 0 0 2,627 | CLANNECK -10 | 0 | | |

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

AR



Parcel Image

Preliminary Site Report



EXHIBITS 2/2

Competition Map



Preliminary Site Report