

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$750,000
Building Size:	4,024 SF
Available SF:	
Lot Size:	33,855 SF
Price / SF:	\$186.38
Year Built:	2005
Market:	Oklahoma City Metro
Submarket:	Choctaw

PROPERTY OVERVIEW

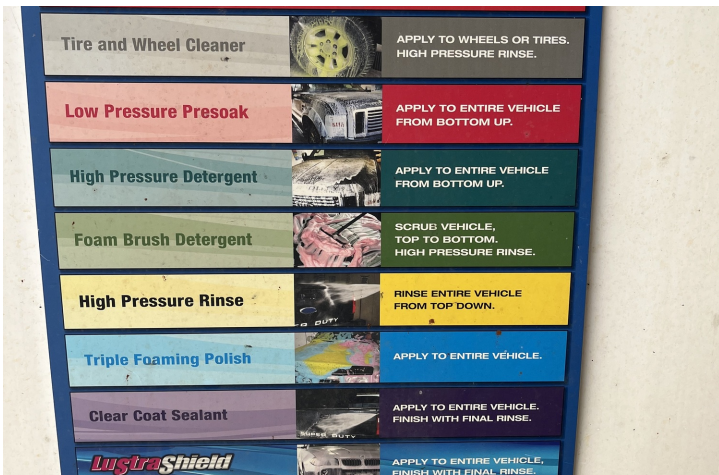
This self-serve carwash offers 5 self-serve bays & 1 automatic bay. There are 6 vacuum stations serving the car wash.

Seller has an additional small 4 bay self-serve car wash that he will include in the sale for an additional \$100,000.00

PROPERTY HIGHLIGHTS

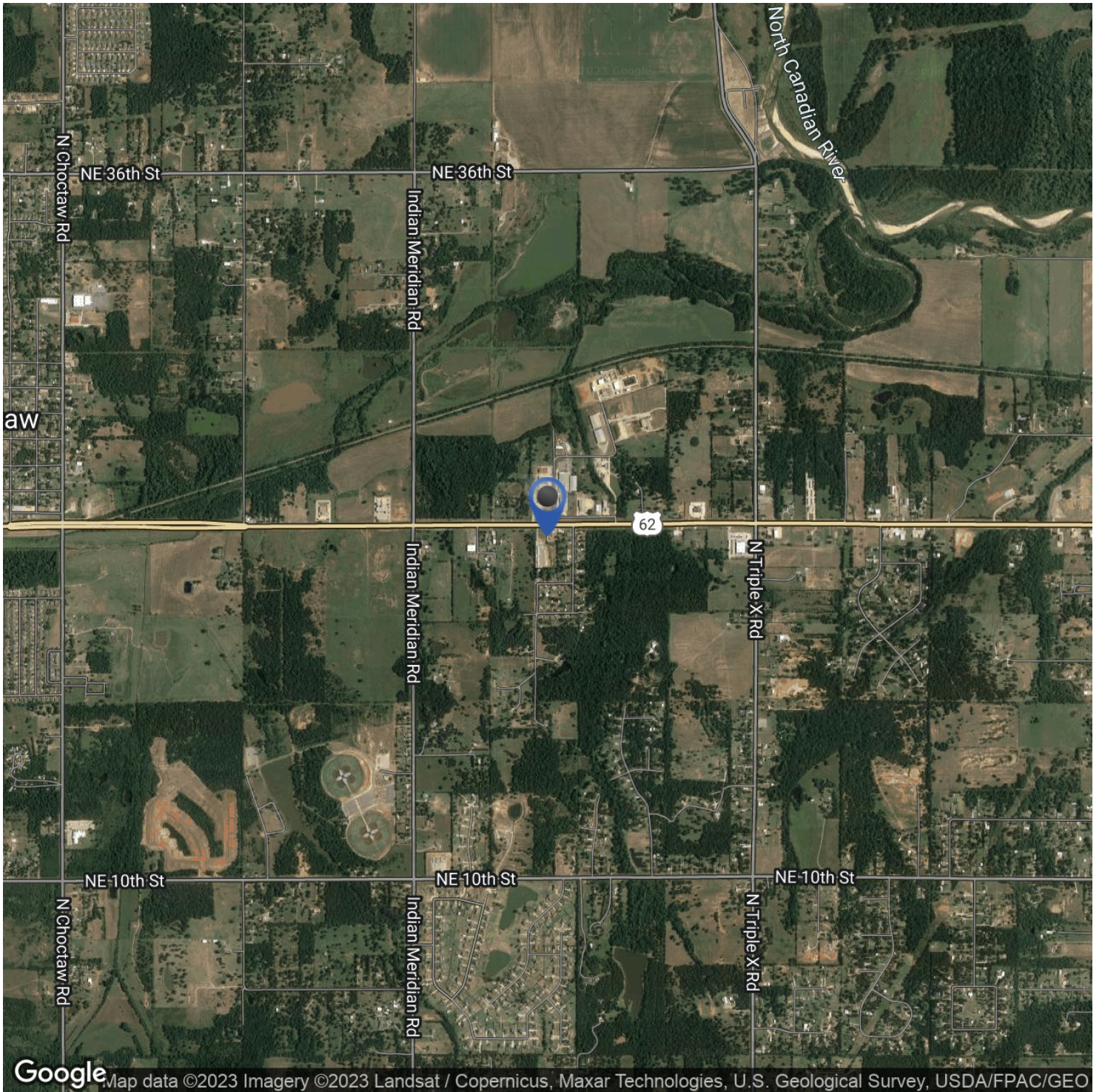
- 1 Water Wizard Automatic Bay
- 5 Self-Serve Bays
- 6 Vacuum Stations
- 6 Vending Machines

ADDITIONAL PHOTOS



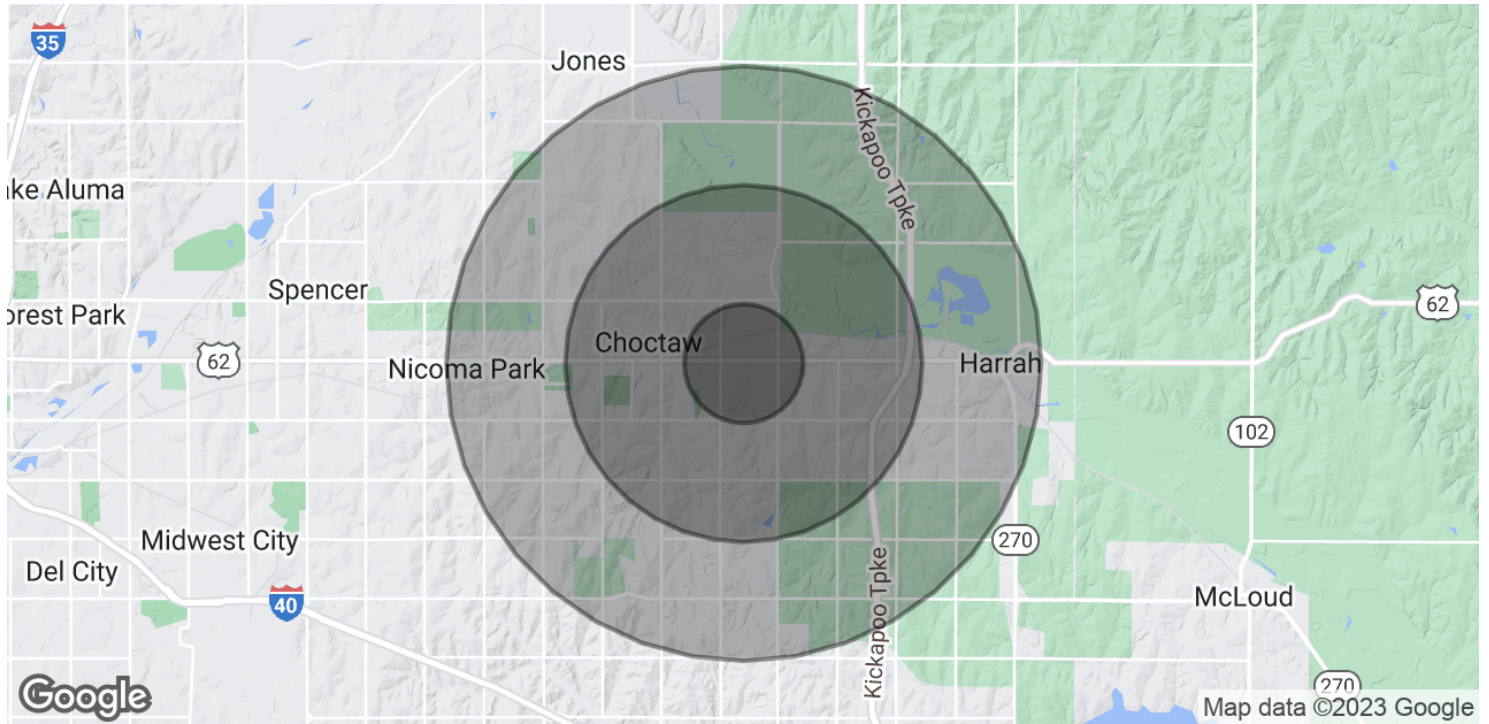
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	730	10,601	28,740
Average Age	41.0	41.5	40.8
Average Age (Male)	40.3	38.4	38.9
Average Age (Female)	40.4	43.7	42.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	278	3,977	10,823
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$81,258	\$88,404	\$83,597
Average House Value	\$182,164	\$191,707	\$187,438

* Demographic data derived from 2020 ACS - US Census

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