

Property Highlights

- **For Sale: \$1,800,000**
- **For Lease: \$14,000/month NNN**
- 1 Building is 3,188 SF
- Addn is 1,530 SF (includes 408 SF office)
- Functioning car wash
- Tunnel equipment in place
- 11 vacuum stalls
- Self-check kiosk
- Double lane
- Pylon sign



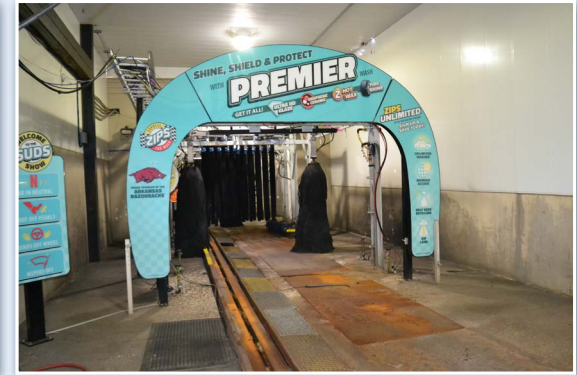
Traffic Counts

Rodney Parham SE of site	21,000 VPD (ARDOT '24)
Rodney Parham NW of site	20,000 VPD (ARDOT '24)

Demographics

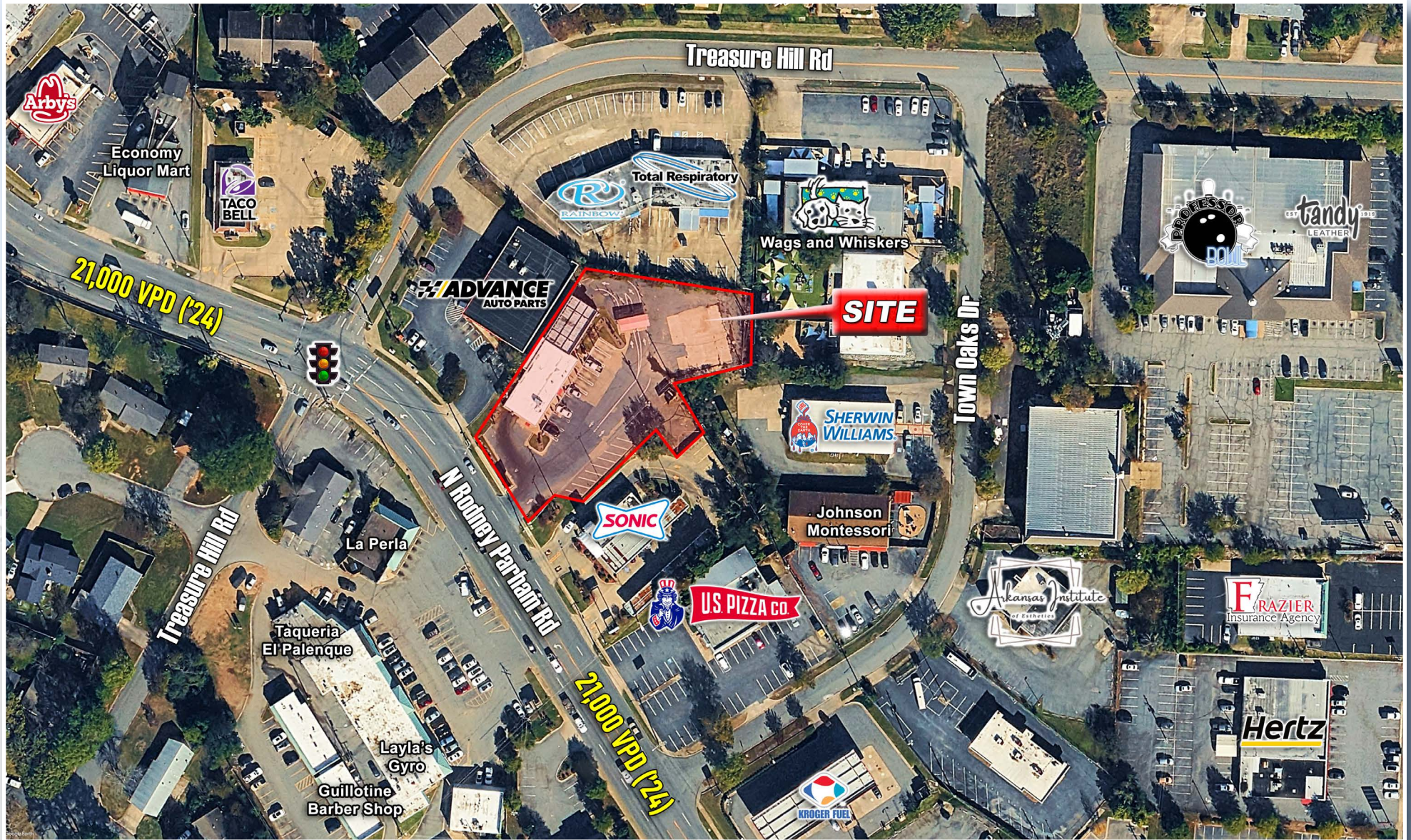
	1 Mile	3 Mile	5 Mile
2025 Population	10,325	74,303	137,663
Daytime Population	10,663	87,536	184,418
Average HH Income	\$91,956	\$104,876	\$109,845

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Hathaway Group is the real estate broker exclusively representing the owner of the property described herein. Although the information included herein was obtained from sources deemed reliable, such information has not been verified and no representation is made as to its accuracy. All information herein is submitted subject to any errors, omissions, price changes, withdrawals without notice or other conditions, and to any special offering conditions imposed by Hathaway Group's client.



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