

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,650,000
Building Size:	4,896 SF
Lot Size:	39,911 SF
Number of Units:	1
Price / SF:	\$337.01
Cap Rate:	12.98%
NOI:	\$214,147
Year Built:	2003
Zoning:	C-2

PROPERTY OVERVIEW

Just off the corner of Alameda and 12th Ave, this car wash features 2 touchless autos and 8 self service bays. Equipped with vacuum stations, card readers, and cash/coin machines, this wash can be ran with low overhead. The surrounding neighbors include Harbor Freight, Taco Bueno, Public Storage, and more.

PROPERTY HIGHLIGHTS

- 2 Touchless Auto Bays (PDQ Laserwash 4000)
- 8 Self Service Bays
- 14 Vacuums
- 25,353 VPD on 12th Ave SE

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261 12TH AVE SE SELF SERVICE CAR WASH
261 12TH AVE SE | NORMAN, OK 73071



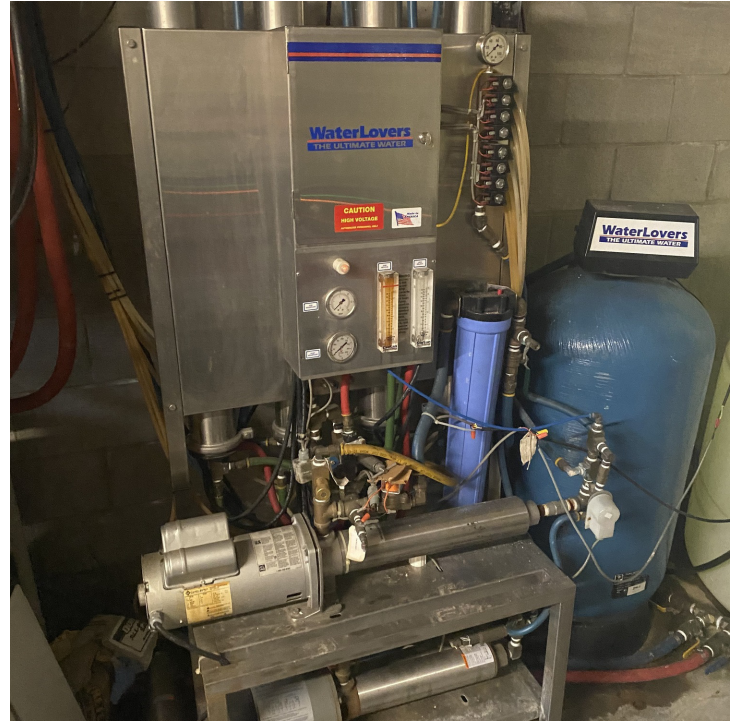
ADDITIONAL PHOTOS



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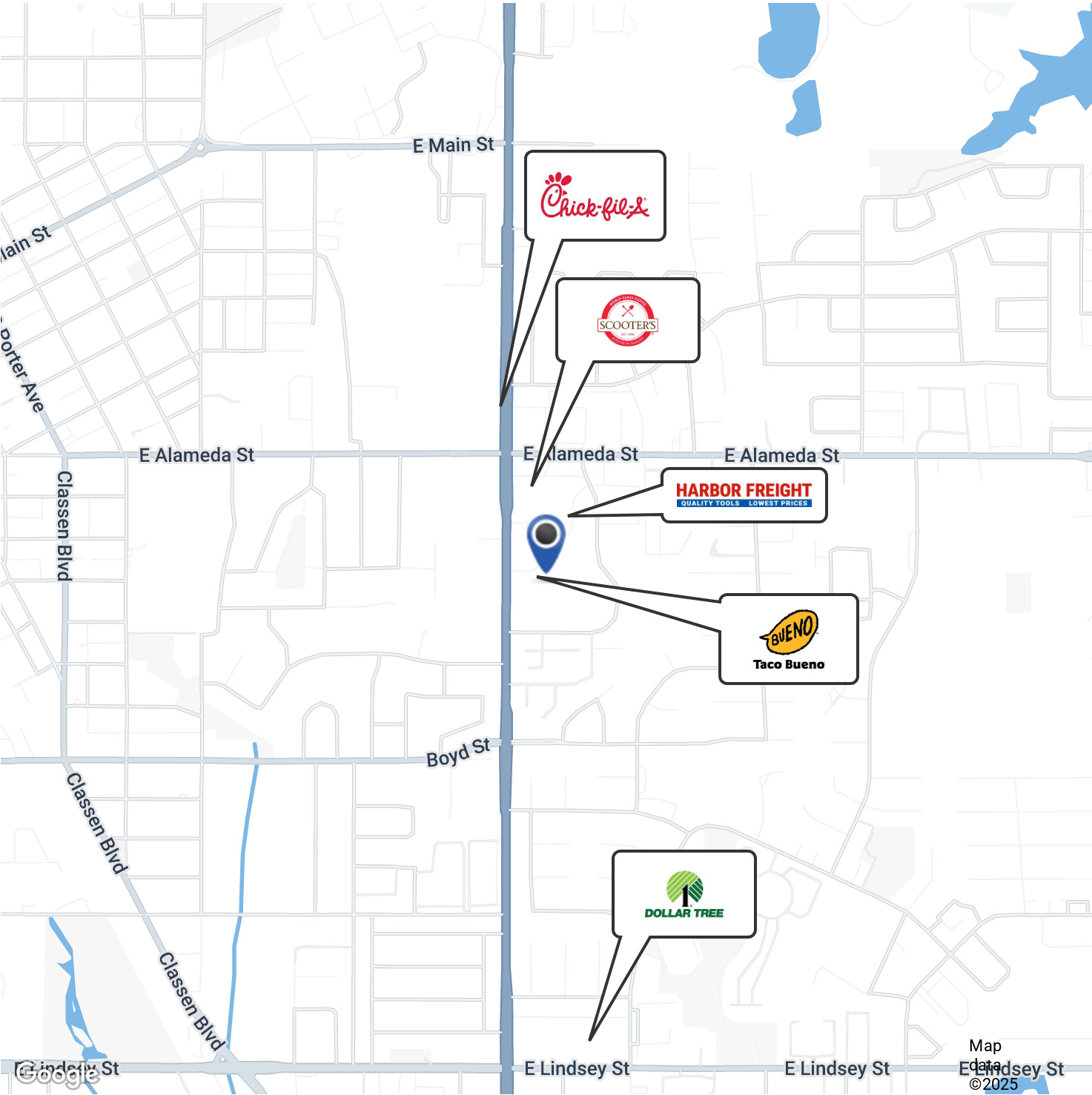
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RETAILER MAP

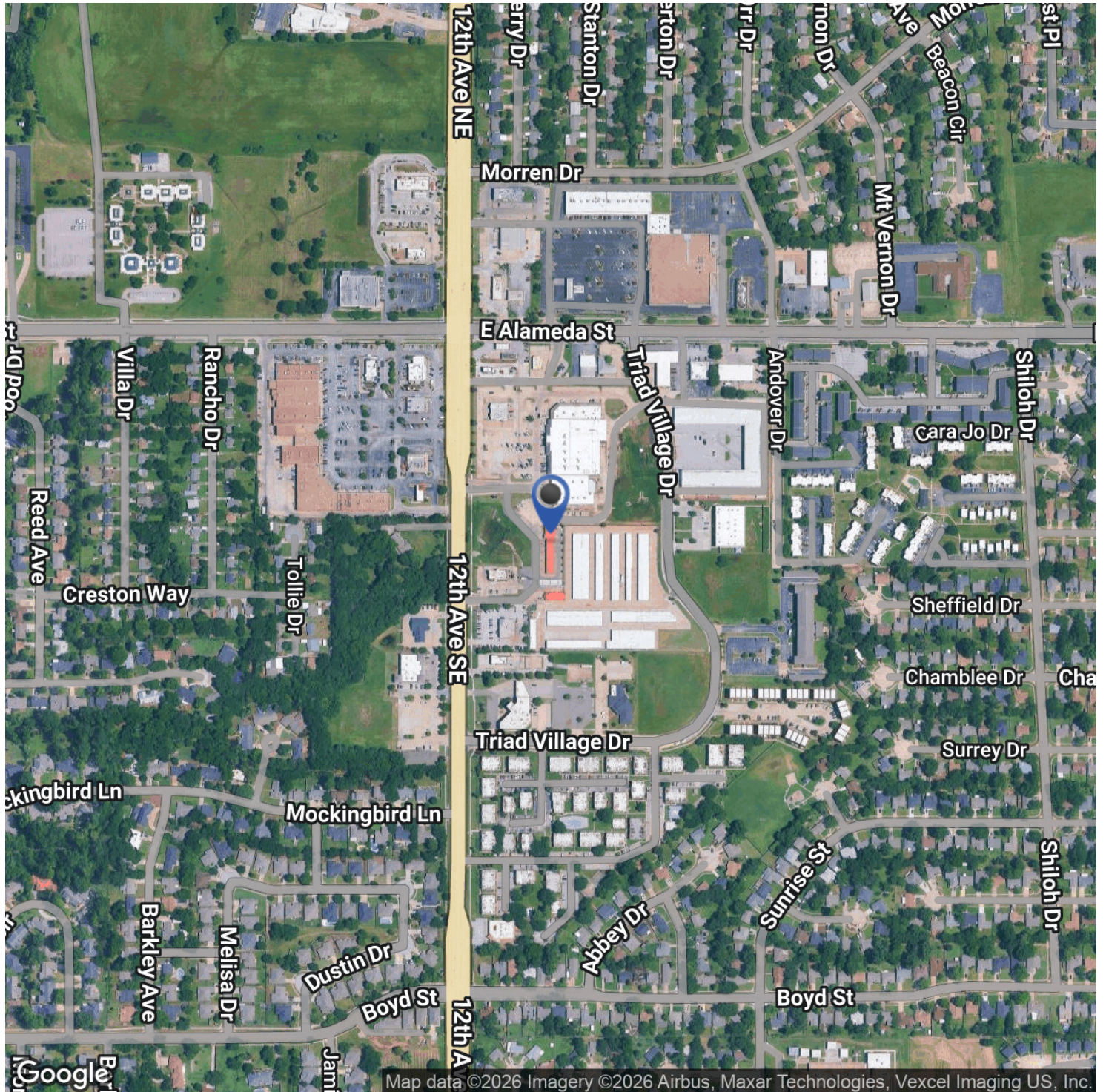


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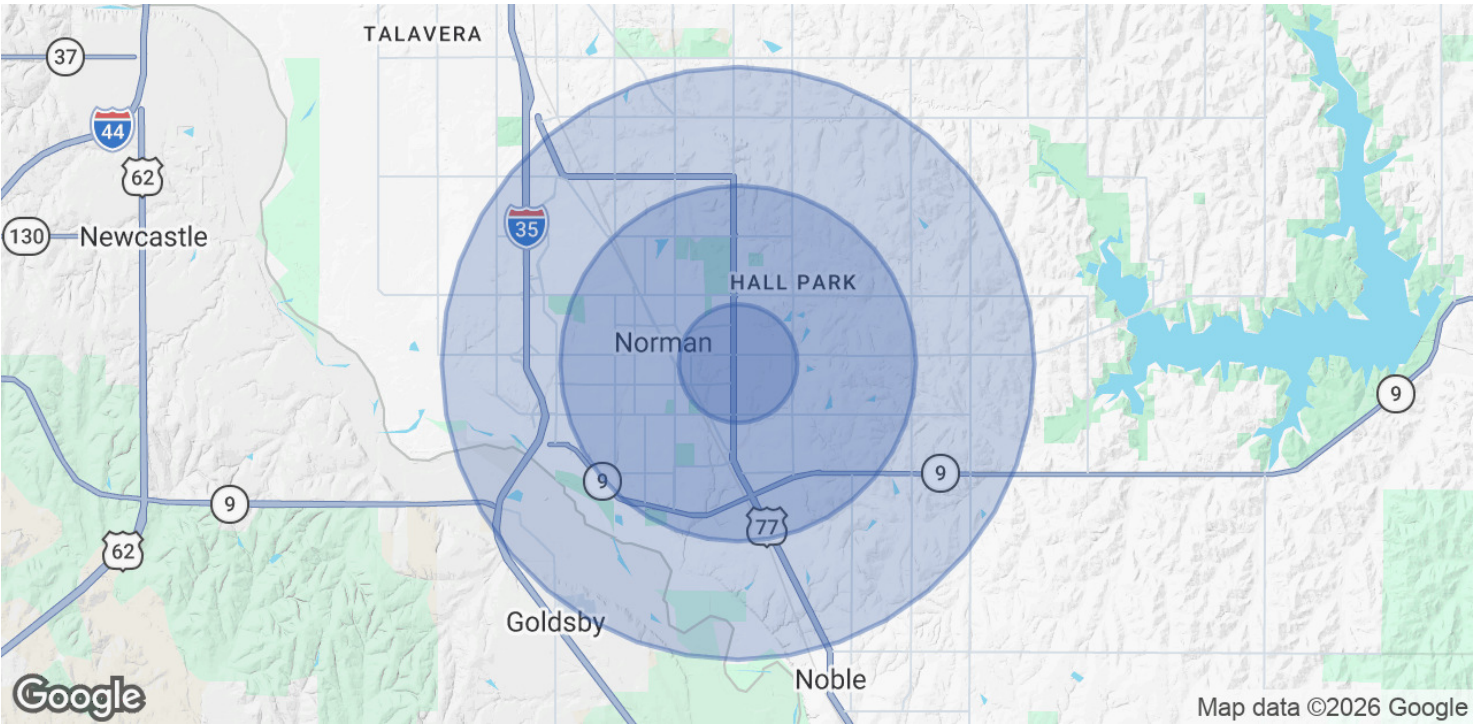
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,401	80,396	119,629
Average Age	35	35	36
Average Age (Male)	34	34	35
Average Age (Female)	35	35	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,410	31,246	47,520
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$59,250	\$72,341	\$82,936
Average House Value	\$258,366	\$286,476	\$309,372

2020 American Community Survey (ACS)

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