

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$639,283.63
Building Size:	3,300 SF
Lot Size:	85,376 SF
Price / SF:	\$193.72
Cap Rate:	11.0%
NOI:	\$70,321
Year Built:	2006
Zoning:	SPUD

PROPERTY OVERVIEW

Located on Anderson Rd, this car wash features one auto express bay and five self serve bays. Equipped with five vacuums, the Squeaky Clean auto wash is open all hours of the day.

PROPERTY HIGHLIGHTS

- Predominant visibility
- 1 Auto Express Bay
- 5 Self Service Bays
- 5 Vacuums
- 8,261 VPD on Anderson Rd

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AJ TOLBERT

5501 S ANDERSON RD CAR WASH
5501 S ANDERSON RD | OKLAHOMA CITY, OK 73150



ADDITIONAL PHOTOS



ethan@creekcre.com
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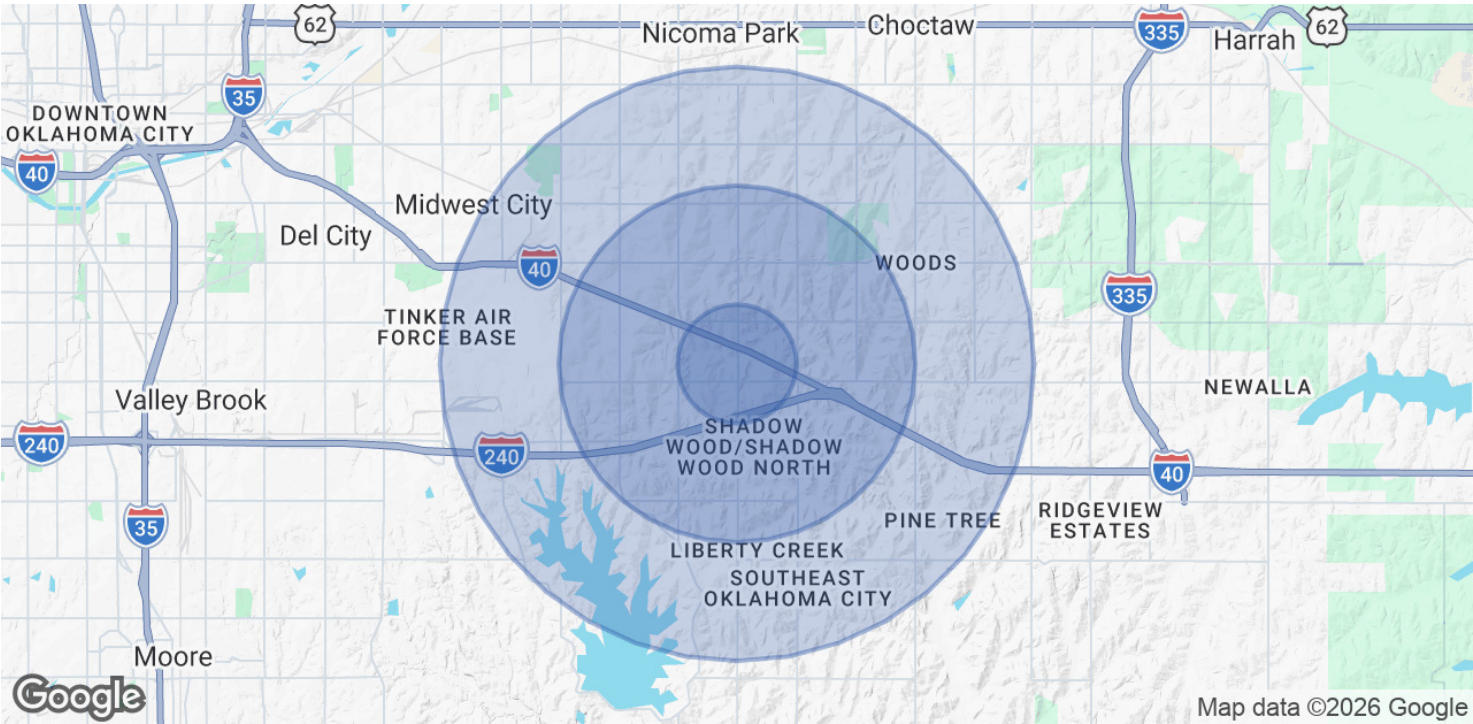
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	749	15,485	48,685
Average Age	45	41	41
Average Age (Male)	45	40	40
Average Age (Female)	45	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	282	5,807	18,868
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$115,178	\$116,312	\$101,884
Average House Value	\$293,776	\$306,466	\$263,872

2020 American Community Survey (ACS)