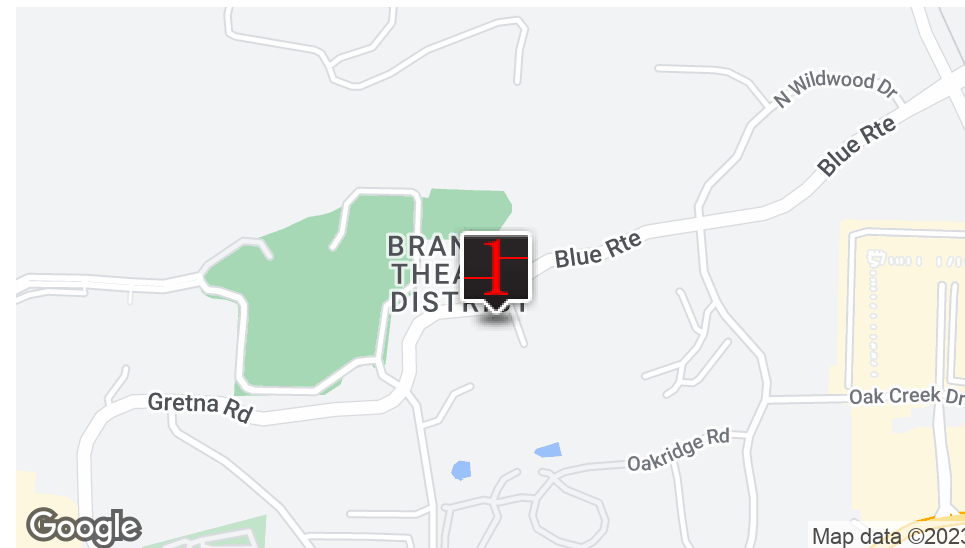




A SPECIAL PURPOSE INVESTMENT OPPORTUNITY

# SPLASH CAR WASH

550 GRETNA RD. , BRANSON, MISSOURI



Sale Price

**\$1,900,000**

## PROPERTY OVERVIEW

Successful 7 Bay car wash (3 automatic bays / 4 hand wash bays) that are hard to find in the market. Solid operating financial performance for many years. Recently new wash equipment has been installed that have saved water, chemicals and utilities from the prior year. Full time, on-site manager wishes to stay with the property and a new owner.

## OFFERING SUMMARY

Building Size:	3,073 SF
Available SF:	
Lot Size:	1.01 Acres
Price / SF:	\$618.29
Cap Rate:	14.71%
NOI:	\$279,418
Year Built:	2007
Zoning:	Commercial

## PROPERTY HIGHLIGHTS

- Limited Competition
- New Equipment Installed in 2018 and 2019 Saving Operating Expenses
- On-Site Manager Willing To Stay With The Property

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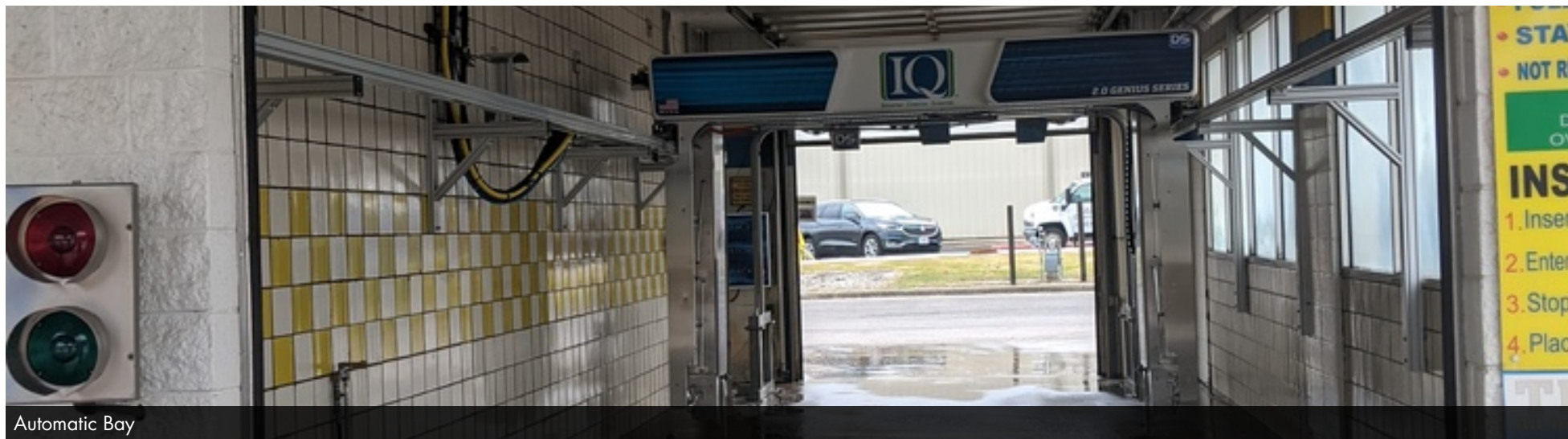
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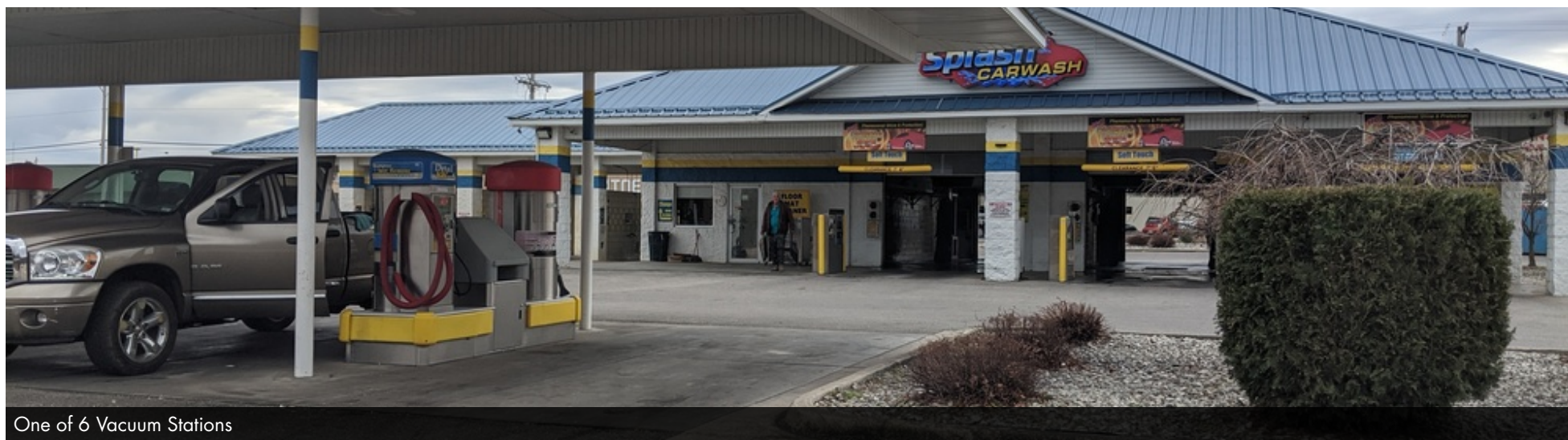
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Automatic Bay



One of 6 Vacuum Stations

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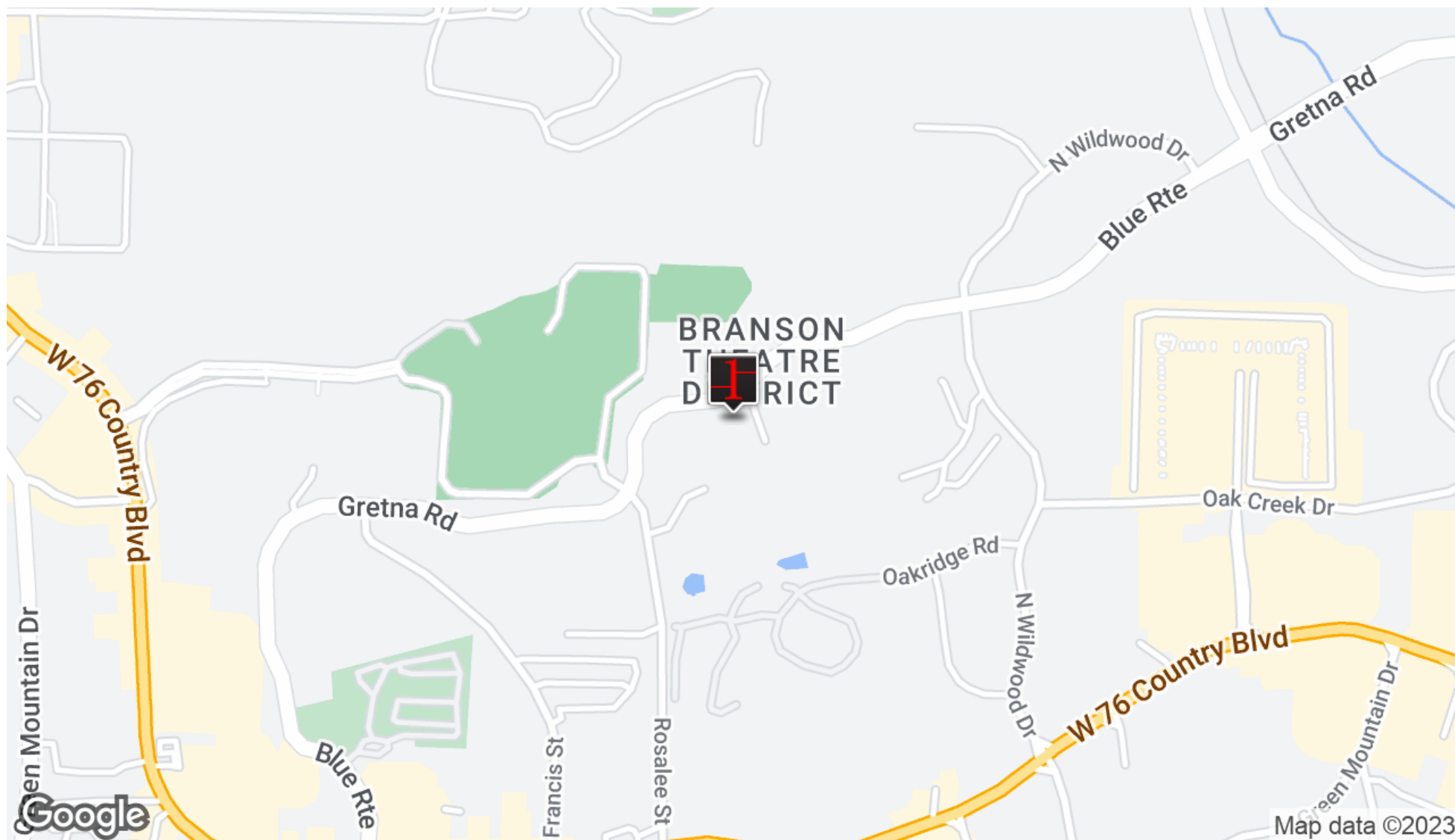
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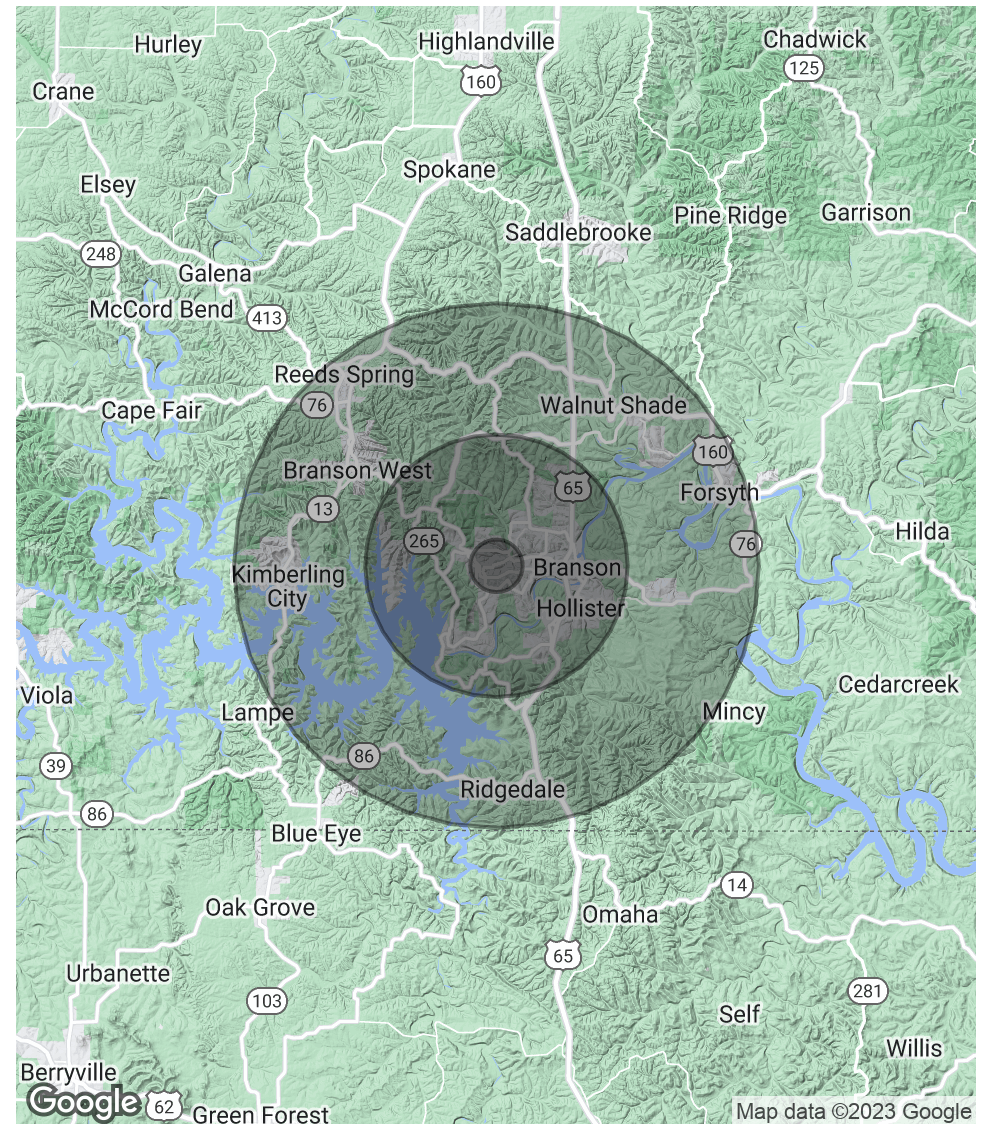
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,086	23,454	52,680
Average age	44.1	39.8	41.2
Average age (Male)	36.6	36.5	39.1
Average age (Female)	47.8	42.0	42.4

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	489	9,770	21,610
# of persons per HH	2.2	2.4	2.4
Average HH income	\$54,138	\$58,122	\$56,637
Average house value		\$234,925	\$191,721

\* Demographic data derived from 2020 ACS - US Census



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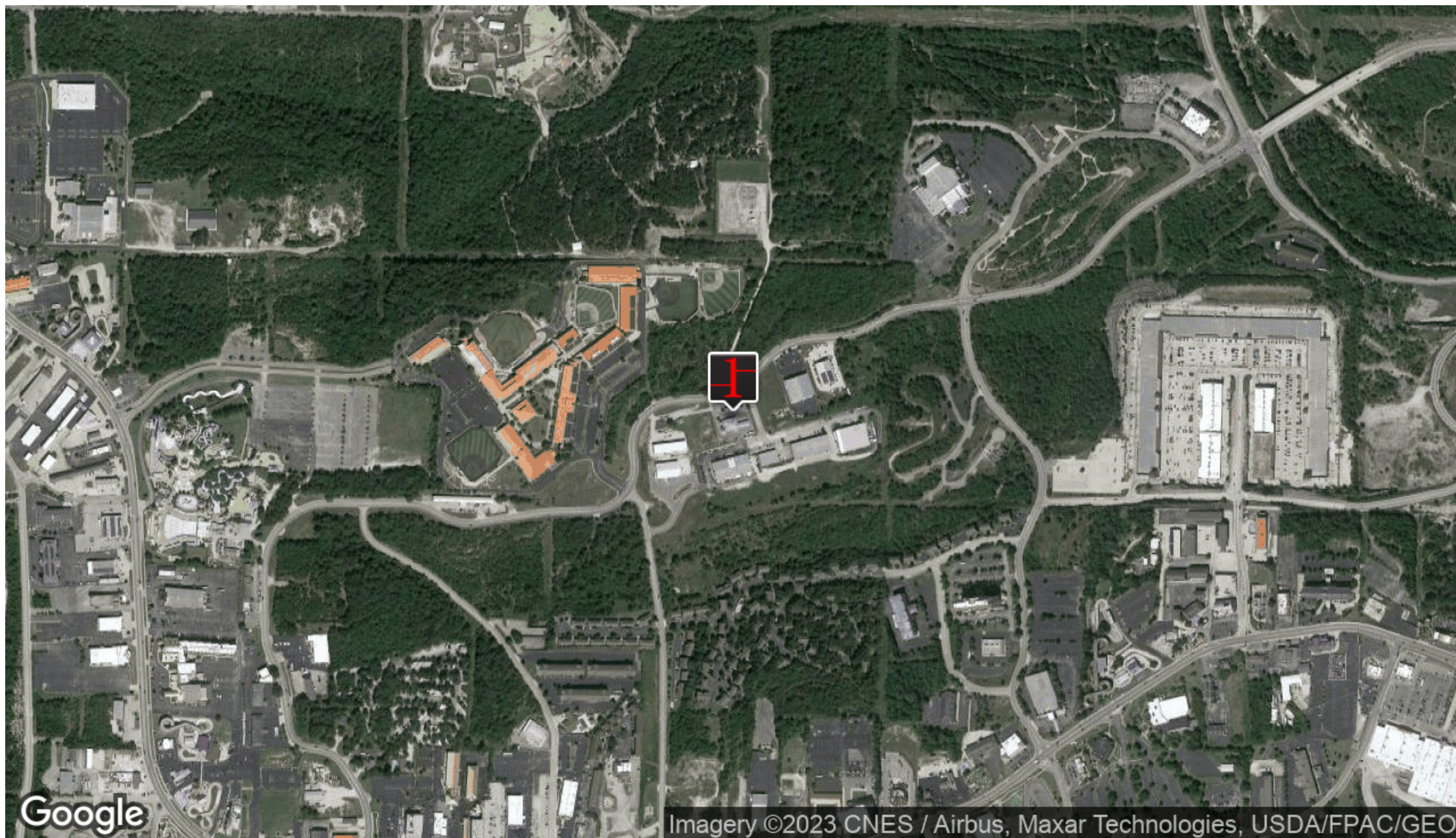




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# Splash Car Wash



03/22/2019



# SPLASH CAR WASH

