

**JUST LISTED!**

## 3 PRIME AUTOMATIC CAR WASH LOCATIONS

HIGHLY STRATEGIC LOCATIONS - BOOMING MARKET AREAS



## PROPERTY PORTFOLIO OVERLOOK

**BENTONVILLE — FAYETTEVILLE — JONESBORO**

**3510 SE L STREET**

**BENTONVILLE, AR 72712**

**1006 MARVIN AVENUE**

**FAYETTEVILLE, AR 72704**

**2823 CREEK DRIVE**

**JONESBORO, AR 72401**



**KW COMMERCIAL**

3501 NE 11th Street, Suite 5  
Bentonville, AR 72712



**TIMOTHY SALMONSEN**

Executive Broker - Commercial Director

Office: 479.231.1355

Cell: 479.366.6737

Info@SalmonsénGroup.com

AR #EB00066512



[WWW.SALMONSENGROUP.COM](http://WWW.SALMONSENGROUP.COM)

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## 3 PRIME AUTOMATIC CAR WASH LOCATIONS



**HIGHLY STRATEGIC LOCATIONS - BOOMING MARKET AREAS**

### OFFERING SUMMARY:

- **Fantastic opportunity to capture 3 prime automatic carwash locations, each anchored by a busy Murphy Express Gas Station in highly strategic location in some of the busiest market centers in the country!**
- **Each location is perfectly positioned to provide service to already bustling and densely populated potential customer base with population growth in these areas expected to FAR outpace the state average!**
- **These premium locations are strategically located in the epicenter of prominent area business such as Walmart Neighborhood Market, Target, Popular Enclosed Shopping Malls, and most local area shopping!**
- **Each property boasts easy accessibility from both their main street as well as from the parking lot of the adjacent Murphy Express & features high visibility monument signage and an existing self-service automatic car wash building on site!**
- **Locations are perfect for any strategic redevelopment project and with quality sites like this becoming increasingly scarcer in this area, this rare opportunity will not last long! Act Now!**

### BENTONVILLE

3510 SE L STREET - BENTONVILLE, AR 72712

**LOT SIZE:** +/- 0.74 ACRES

**BUILDINGS:** 1

**APN:** 01-04478-000

**YEAR BUILT:** 2010

**PERMITTED ZONING:** COMMERCIAL (C-2)

**BUILDING SIZE:** 1,424 FT<sup>2</sup>

**SUB TYPE:** CAR WASH — REDEVELOPMENT

**ASKING PRICE:** \$499,900

### FAYETTEVILLE

1006 MARVIN AVENUE - FAYETTEVILLE, AR 72704

**LOT SIZE:** +/- 0.30 ACRES

**BUILDINGS:** 1

**APN:** 765-13741-010

**YEAR BUILT:** 2010

**PERMITTED ZONING:** COMMERCIAL (C-1)

**BUILDING SIZE:** 1,399 FT<sup>2</sup>

**SUB TYPE:** CAR WASH — REDEVELOPMENT

**ASKING PRICE:** \$199,900

### JONESBORO

2823 CREEK DRIVE - JONESBORO, AR 72401

**LOT SIZE:** +/- 0.54 ACRES

**BUILDINGS:** 1

**APN:** 01-1444213-20401

**YEAR BUILT:** 2011

**PERMITTED ZONING:** COMMERCIAL

**BUILDING SIZE:** 1,344 FT<sup>2</sup>

**SUB TYPE:** CAR WASH — REDEVELOPMENT

**ASKING PRICE:** \$199,900

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### BENTONVILLE

3510 SE L STREET - BENTONVILLE, AR 72712

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**BUILDING SIZE:** 1,424 FT<sup>2</sup>

**SUB TYPE:** CAR WASH — REDEVELOPMENT

**ASKING PRICE:** \$499,900



SCAN HERE FOR MORE INFO →

### PROPERTY DESCRIPTION:

This is your opportunity to capture a great automatic carwash location, anchored by a busy Murphy Express Gas Station, located in the heart of one of the fastest growing market centers in the country, Bentonville, Arkansas! Strategically located just moments from I-49 (+89K VPD) and situated just off SE Walton Blvd., which sees over 35K VPD, this premium location is near the epicenter of local area businesses & surrounded by many area hotels & apartments, perfectly positioned to provide service to already densely populated potential customer base with population growth in this area expected to FAR outpace the state average! This unique property boasts easy accessibility from both SE L St. & from the parking lot of the adjacent Murphy Express & features high visibility monument signage, an existing self-service automatic car wash building, & additional room for expansion on the +/- .74 acre lot! With quality sites like this becoming increasingly scarcer in this area, this rare opportunity will not last long! Act Now!

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## 3 PRIME AUTOMATIC CAR WASH LOCATIONS

HIGHLY STRATEGIC LOCATIONS - BOOMING MARKET AREAS



### PROPERTY HIGHLIGHTS:

Building Name	The Ultimate Auto Wash
Property Type	Retail
Property Subtype	Vehicle Related
APN	765-13741-010
Lot Size	0.3 Acres
Number of Lots	1



- Great opportunity to capture a self-service automatic carwash location, anchored by a busy Murphy Express Gas Station, located in the heart of one of the fastest growing market centers in the country, Fayetteville, Arkansas!
- Strategically located just moments from I-49 (+73,000 VPD) & situated just off W. Wedington Drive, which sees over 37,000 VPD!
- This premium location is at the epicenter of local area businesses & surrounded by over 6 hotels, several apartment complexes, and perfectly positioned to provide service to already densely populated potential customer base with population growth in this area expected to FAR outpace the state average!
- This unique property boasts easy accessibility from both N. Martin Ave and from the parking lot of the popular adjacent Murphy Express!
- Property features high visibility monument signage and an existing self-service automatic car wash on site!



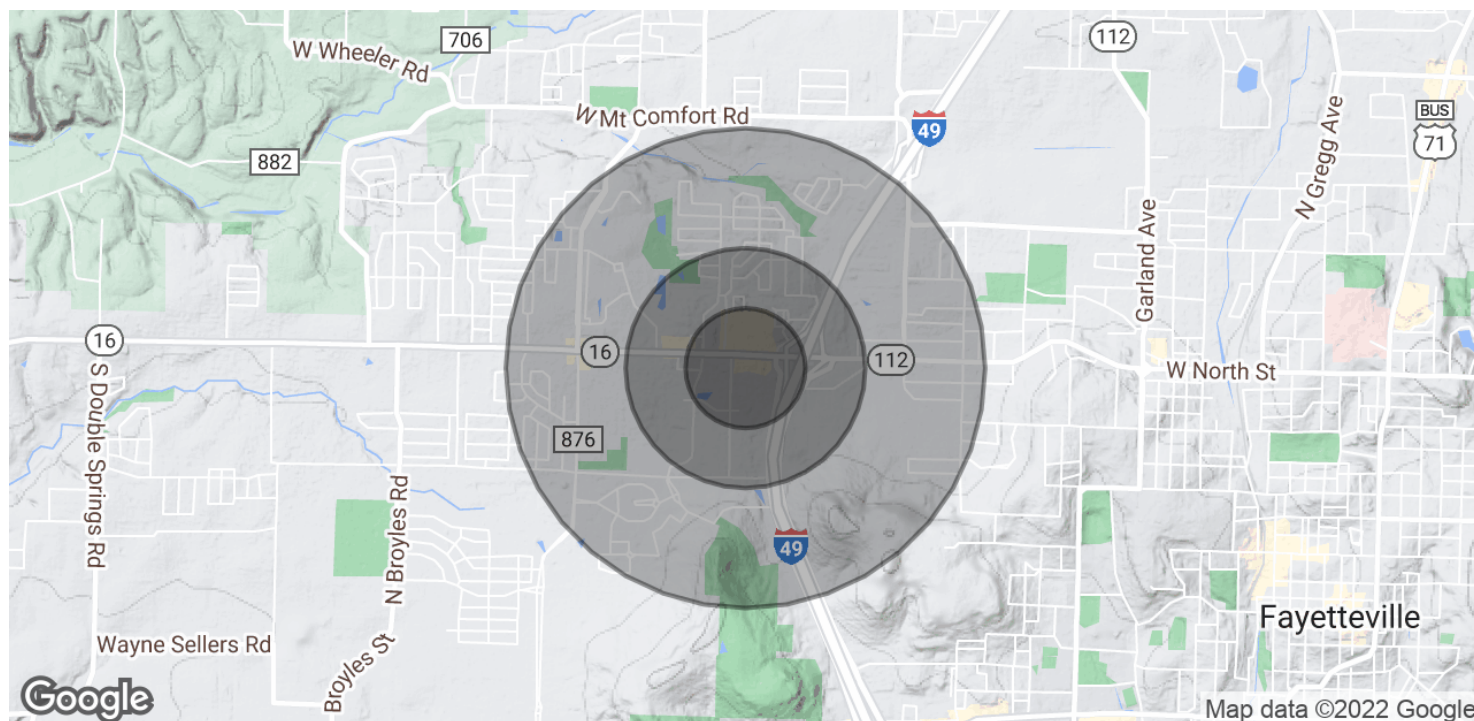
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## 3 PRIME AUTOMATIC CAR WASH LOCATIONS

HIGHLY STRATEGIC LOCATIONS - BOOMING MARKET AREAS



### AREA INFORMATION & DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	600	2,215	6,782
Average Age	49.1	47.0	40.0
Average Age (Male)	45.9	42.1	36.6
Average Age (Female)	49.9	48.7	46.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	282	1,019	3,442
# of Persons per HH	2.1	2.2	2.0
Average HH Income	\$104,322	\$114,746	\$84,847
Average House Value	\$234,497	\$271,898	\$232,915

\* Demographic data derived from 2020 ACS - US Census

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**YOUR BUSINESS HERE!**

## FAYETTEVILLE

1006 MARVIN AVENUE - FAYETTEVILLE, AR 72704

**LOT SIZE:** +/- 0.30 ACRES

**BUILDINGS:** 1

**APN:** 765-13741-010

**YEAR BUILT:** 2010

**PERMITTED ZONING:** COMMERCIAL (C-I)

**BUILDING SIZE:** 1,399 FT<sup>2</sup>

**SUB TYPE:** CAR WASH — REDEVELOPMENT

**ASKING PRICE:** \$199,900

SCAN HERE FOR MORE INFO →



## PROPERTY DESCRIPTION:

This is your opportunity to capture a great automatic carwash location, anchored by a busy Murphy Express Gas Station, located in the heart of one of the fastest growing market centers in the country, Fayetteville, Arkansas! Strategically located just moments from I-49 (+73,000 VPD) & situated just off W. Wedington Drive, which sees over 37,000 VPD, this premium location is at the epicenter of local area businesses & surrounded by over 6 hotels, several apartment complexes, and perfectly positioned to provide service to already densely populated potential customer base with population growth in this area expected to FAR outpace the state average! This unique property boasts easy accessibility from both N. Martin Ave and from the parking lot of the popular adjacent Murphy Express and features high visibility monument signage and an existing self-service automatic car wash on site! With quality sites like this becoming increasingly scarcer in this area, you may never find another location nearly as good as this one! Act Now!

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## 3 PRIME AUTOMATIC CAR WASH LOCATIONS

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### PROPERTY HIGHLIGHTS:

Building Name	The Ultimate Auto Wash
Property Type	Retail
Property Subtype	Vehicle Related
APN	765-13741-010
Lot Size	0.3 Acres
Year Built	2009
Number of Floors	1
Average Floor Size	1,399 SF



- Rare opportunity to capture an automatic carwash location, anchored by a busy Murphy Express Gas Station, in a fantastic location!
- Strategically located just moments from I-49 (+89K VPD) and situated just off SE Walton Blvd., which sees over 35K VPD!
- Perfectly positioned to provide service to already densely populated potential customer base & surrounded by many area hotels & apartments!
- Property boasts easy accessibility from SE L St. & from the parking lot of the adjacent Murphy Express & features high visibility monument signage!
- Features an existing self-service automatic car wash building, & additional room for expansion on the +/- .74 acre lot!
- Located in the heart of one of the fastest growing market centers in the country, Bentonville, Arkansas!



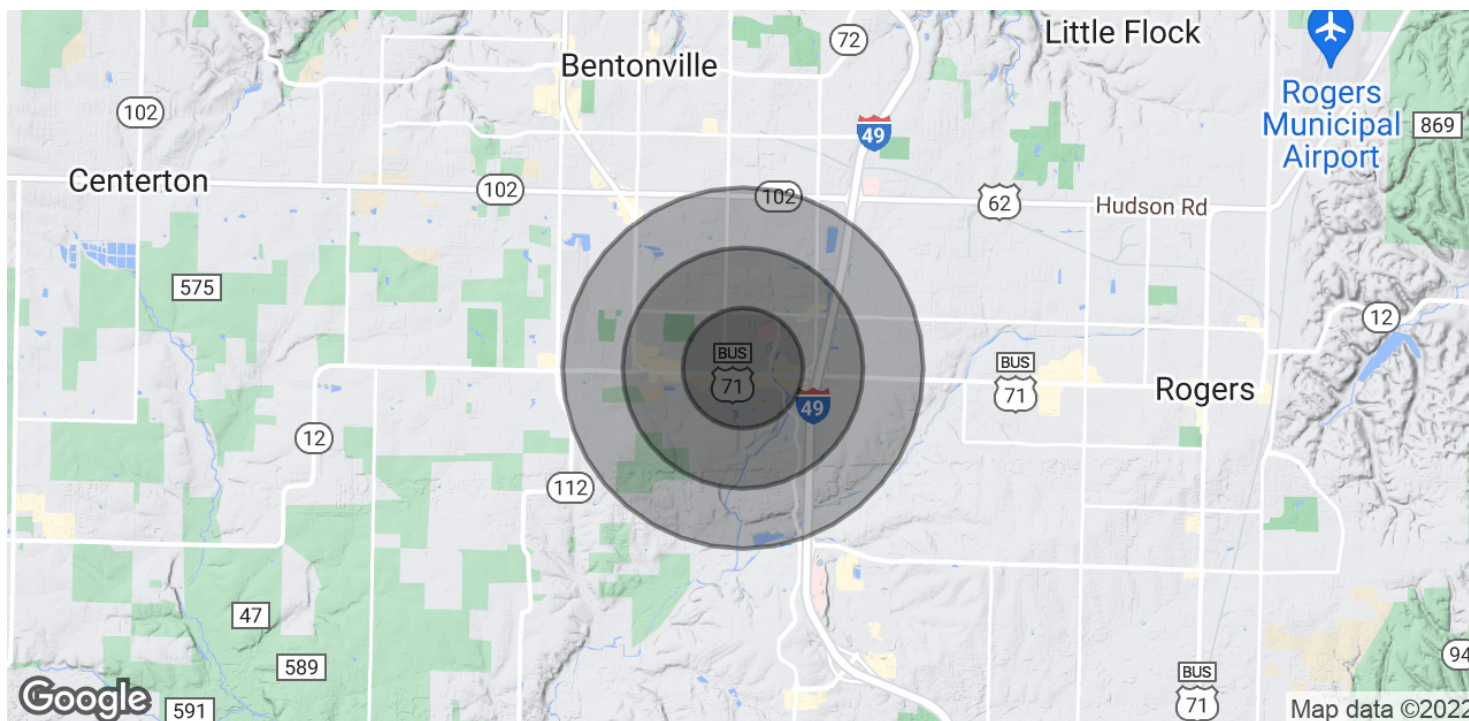
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## 3 PRIME AUTOMATIC CAR WASH LOCATIONS

HIGHLY STRATEGIC LOCATIONS - BOOMING MARKET AREAS COMMERCIAL



### AREA INFORMATION & DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,048	4,302	10,210
Average Age	31.2	32.3	33.5
Average Age (Male)	29.4	31.0	32.5
Average Age (Female)	36.1	35.6	35.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	634	2,255	4,866
# of Persons per HH	1.7	1.9	2.1
Average HH Income	\$68,728	\$72,773	\$78,751
Average House Value	\$256,014	\$239,088	\$235,416

\* Demographic data derived from 2020 ACS - US Census

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HIGHLY STRATEGIC LOCATIONS - BOOMING MARKET AREAS



### JONESBORO

2823 CREEK DRIVE - JONESBORO, AR 72401

**LOT SIZE:** +/- 0.54 ACRES

**BUILDINGS:** 1

**APN:** 01-1444213-20401

**YEAR BUILT:** 2011

**PERMITTED ZONING:** COMMERCIAL

**BUILDING SIZE:** 1,344 FT<sup>2</sup>

**SUB TYPE:** CAR WASH — REDEVELOPMENT

**ASKING PRICE:** \$199,900



**SCAN HERE FOR MORE INFO** ➔

### PROPERTY DESCRIPTION:

This is your opportunity to capture a great automatic carwash location, anchored by a busy Murphy Express Gas Station, located in the heart of one of the fastest growing market centers in the country, Jonesboro, Arkansas! Strategically located next door to the local Walmart Neighborhood Market, just moments from I-555, the Jonesboro Municipal Airport, and situated just off Red Wolf Blvd., which sees over 36K VPD; this premium location is directly in the epicenter of local area businesses & attractions including the popular Mall at Turtle Creek! This location is perfectly positioned to provide service to already bustling and densely populated potential customer base with population growth in this area expected to FAR outpace many of the state averages! This unique property boasts easy accessibility from both Creek Drive & from the parking lot of the adjacent Murphy Express & features high visibility monument signage and an existing self-service automatic car wash building on site! With quality sites like this becoming increasingly scarcer in this area, this rare opportunity will not last long! Act Now!

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## 3 PRIME AUTOMATIC CAR WASH LOCATIONS

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### PROPERTY HIGHLIGHTS:

Building Name	The Lighthouse Car Wash
Property Type	Land
Property Subtype	Retail
APN	01-1444213-20401
Lot Size	0.54 Acres
Number of Lots	1



- Fantastic opportunity to capture a great automatic carwash location, anchored by a busy Murphy Express Gas Station!
- Located in the heart of one of the fastest growing market centers in the country, Jonesboro, Arkansas!
- Strategically located next door to the local Walmart Neighborhood Market, just moments from I-555, & the Jonesboro Municipal Airport!

Situated just off Red Wolf Blvd., which sees over 36K VPD, this premium location is in the epicenter of local area businesses & attractions!

- This location is perfectly positioned to provide service to already bustling and densely populated potential customer base!

- Property boasts easy accessibility from both Creek Drive & from the parking lot of the adjacent Murphy Express & features high visibility signage!



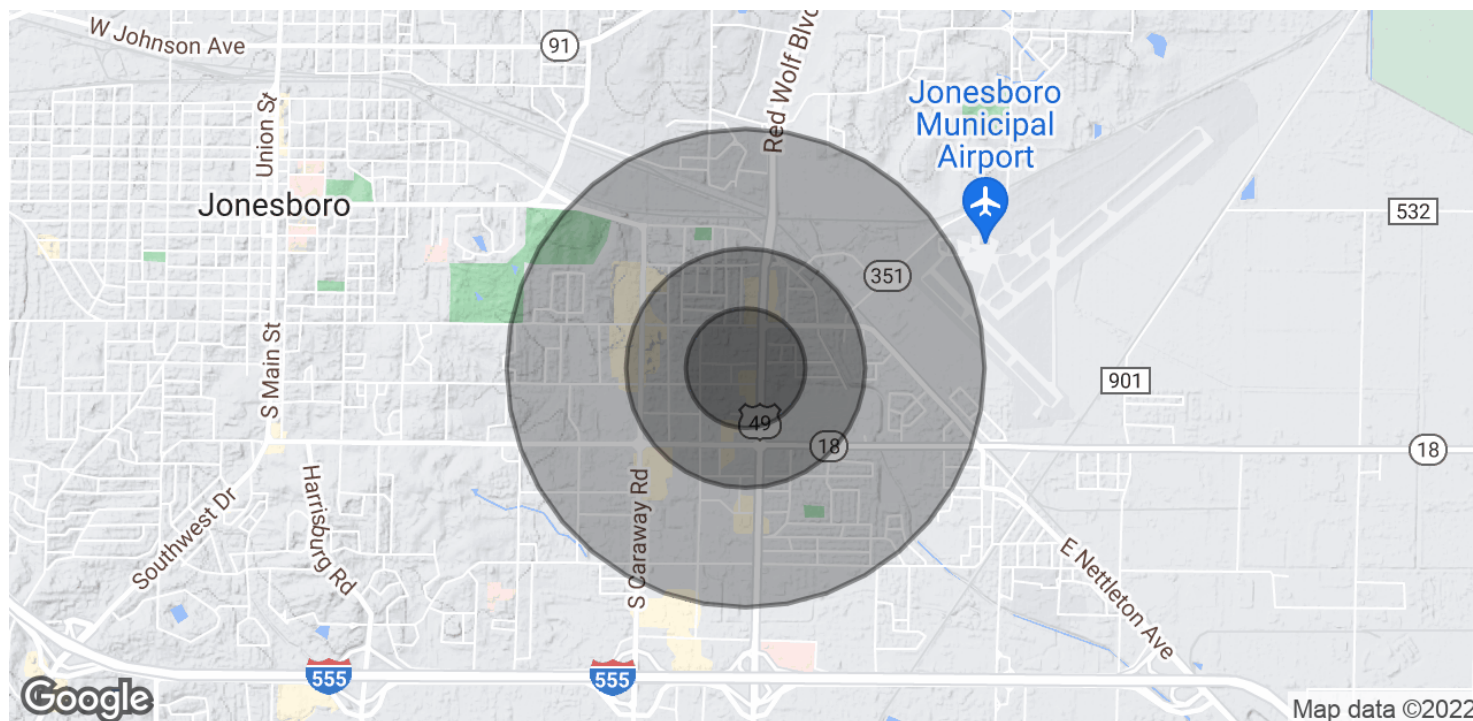
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## 3 PRIME AUTOMATIC CAR WASH LOCATIONS

HIGHLY STRATEGIC LOCATIONS - BOOMING MARKET AREAS COMMERCIAL



### AREA INFORMATION & DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	342	1,250	4,100
Average Age	30.5	33.8	38.7
Average Age (Male)	35.7	37.4	38.1
Average Age (Female)	28.8	31.5	38.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	184	666	1,941
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$42,467	\$44,266	\$50,243
Average House Value	\$125,610	\$122,356	\$121,882

\* Demographic data derived from 2020 ACS - US Census

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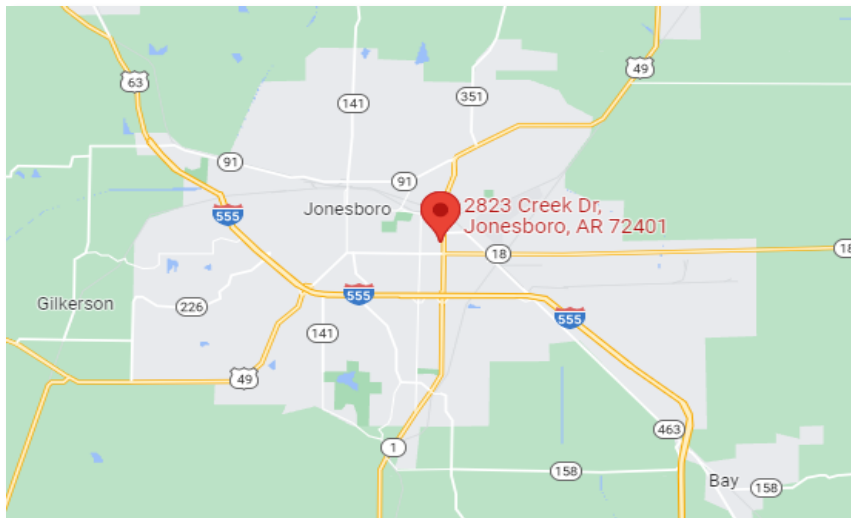
**HIGHLY STRATEGIC LOCATIONS - BOOMING MARKET AREAS** COMMERCIAL

### OFFERING SUMMARY:



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