

HEIGHTS CAR WASH

7011 Cantrell Road Little Rock AR 72207

OFFERING MEMORANDUM



WEST GROUP REAL ESTATE, Listing Broker

Email: Jill@westgroupllc.com

Website: www.westgroupllc.com

Office: 501-868-9790 Ext 113 / 501-604-4551 Text

Jill Bryant, Principal Broker (PB00048556)

SUMMARY

Heights Car Wash is located at 7011 Cantrell Road at the intersection of Kentucky Ave and Cantrell Road, which sees an average of 29-30,000 cars per day (2023).

It includes a 1,764 square foot building with two drive-through car bays and a heated mechanical closet on .27 acres of land. The land is zoned C-3 with a conditional use permit (CUP) required. The process includes application to the City of Little Rock for review and approval of the permit following (60-75 day process).

The car wash bays are fully operational and include pay kiosks for cash and credit card payments. The right bay is a Nu Star Soft Touch Plus with a manufacture date of December 2007. The left bay is a Ryko Softgloss Max with a manufacture date of July 2016 and installed shortly thereafter.

The computer for the POS system is in the attached mechanical room. Each payment kiosk includes safety lock cylinders and anti-theft barrell locks. There are two coin-operated (cash only) vacuum cleaners.

The lot is fully asphalted and concreted in some areas. There is a sign on Cantrell Road. The exterior lighting has been upgraded on the building to LED lighting. Three "Ring" brand cameras are in use around the building and inside the mechanical room.

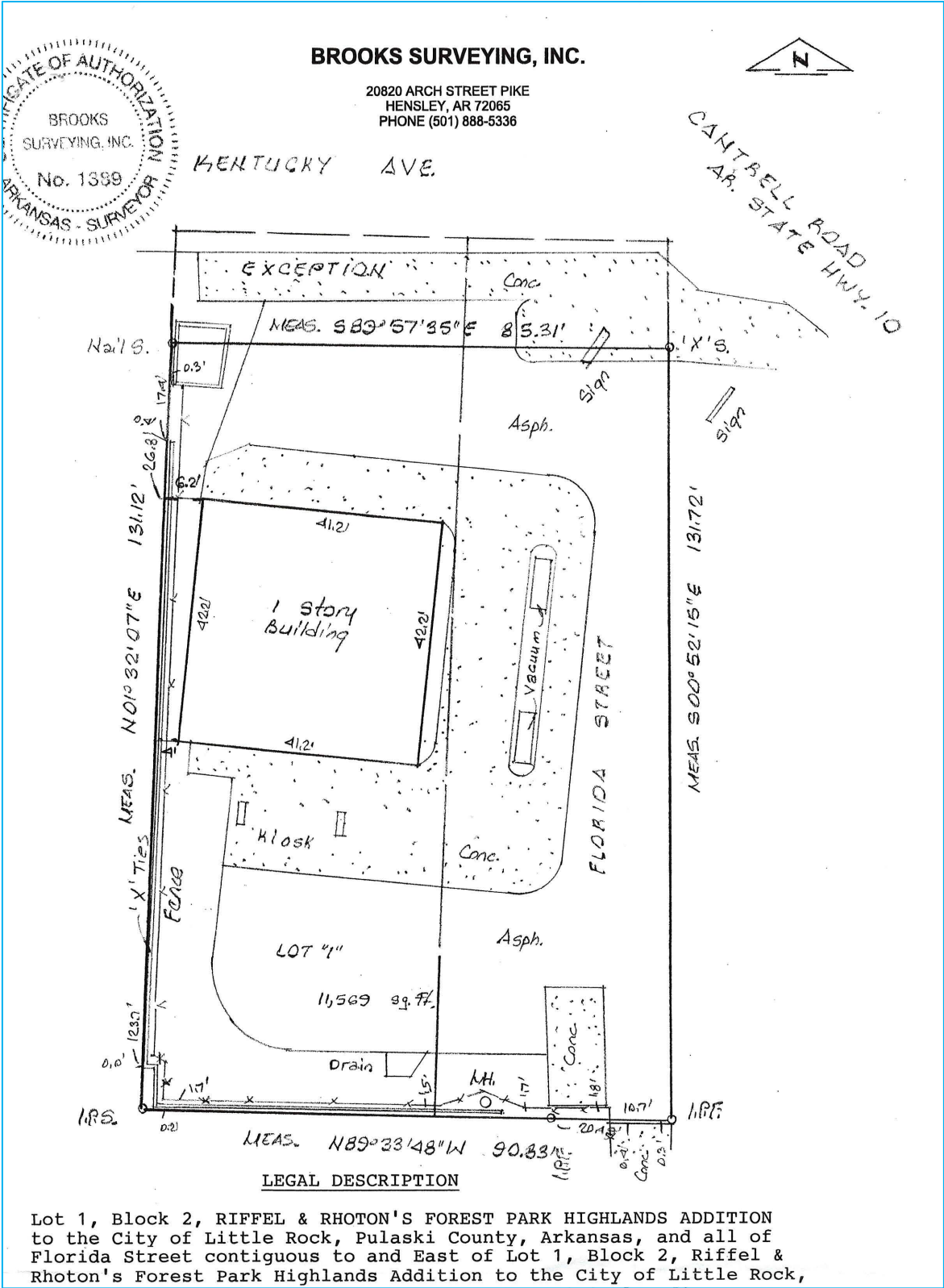
The perimeter fence was partially replaced in July 2024.

Utilities include electricity, gas, water/sewer, garbage, and internet.

The property is located in a neighborhood mix of retail, restaurant and residential homes which is favorable for car wash activity.

The property is listed for sale for \$200,000 cash at closing (**offers are encouraged and any reasonable offers considered**). This property, while performing as a car wash, is also a good candidate for redevelopment for drive through uses with smaller building foot prints.

PROPERTY SURVEY



PROPERTY PHOTOS



WASH VISITS/ACTIVITY

2023, 2024, 2025, and 2026

Month	# of Visits- Credit Users	# of Cash Visits (Est based on cash deposits)	Total Visits	Total/Year	Avg/Mon
Jan-23	434	92	526		
Feb-23	337	64	401		
Mar-23	409	103	512		
Apr-23	520	179	699		
May-23	490	86	576		
Jun-23	464	130	594		
Jul-23	331	101	432		
Aug-23	471	89	560		
Sep-23	528	143	671		
Oct-23	139	128	267		
Nov-23	258	99	357		
Dec-23	235	68	303	5,898	492
Jan-24	190	72	262		
Feb-24	221	65	286		
Mar-24	313	64	377		
Apr-24	444	98	542		
May-24	184	70	254		
Jun-24	248	0	248		
Jul-24	188	36	224		
Aug-24	300	107	407		
Sep-24	173	68	241		
Oct-24	382	132	514		
Nov-24	138	50	188		
Dec-24	96	38	134	3,677	306
Jan-25	211	162	373		
Feb-25	216	55	271		
Mar-25	625	210	835 est		
Apr-25	335	45	380		
May-25	147	295	442		
June-25	189	71	260		
July-25	230	84	314		
Aug-25	200	82	282		

Month	# of Visits- Credit Users	# of Cash Visits (Est based on cash deposits)	Total Visits	Total perYear	Avg Visits per Mon
Sep-25	243	40	283		
Oct-25	248	124	372		
Nov-25	144	75	219		
Dec-25	163	88	251	4,282	357
Jan-26	122	78	200		
Feb-26	277	156	433		
Mar-26	354	169	523		

MAPS / DEMOGRAPHICS



Zoning – C3 with Conditional Use Permit

