

Vacant Car Wash

14021 Cantrell Rd | Little Rock, AR 72223

Car Wash Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By

Point of Contact



Jordan Beletz

Sales Analyst

(520) 308-6079

jordan.beletz@matthews.com

License No. SA720140000 (AZ)



Simon Assaf

SVP & Director

(949) 873-0275

simon.assaf@matthews.com

License No. BR663663000 (AZ)

BROKER OF RECORD

Kyle Matthews

Broker Lic. No.: PB00084217 (AR)

MREIS AR Real Estate

MATTHEWS™



Property Overview

14021 Cantrell Rd
Little Rock, AR 72223



Investment Highlights

Vacant Investment Opportunity

±1.17 AC
Lot Size

2018
Year Acquired

±46,708
VPD

Property Highlights

- **Vacant Car Wash:** Former Zips Car Wash on a 1.17-acre site, featuring a 105 ft tunnel, 9 vacuum stalls, 2 POS pay stations, and 2 in-bay automatic stalls.
- **Versatile Offering | Multiple Revenue Streams:** The two in-bay automatics, combined with the express tunnel and nine free vacuums, create multiple revenue streams and appeal to a broader range of customer types..
- **Kroger Marketplace Proximity:** Located across from a Kroger Marketplace that generates 272,000 weekly visits, and surrounded by other large retailers.
- **Proven Sales Floor:** Most recent recorded financials show 2024 sales of \$725K+, representing the property's absolute floor.
- **Affluent West Little Rock Location:** Located in ZIP 72223 along Cantrell Rd, which carries approximately 46,708 VPD, within one of West Little Rock's established suburban trade areas.
- **West Little Rock Positioning:** The property is in the path of continued residential and commercial growth in West Little Rock, near Chenal Valley, Pleasant Valley, and Pinnacle Valley.
- **Regional Job Creation:** The area has added 2,000+ new direct jobs, driven by Amazon (1,000+ jobs), Faymonville Group (500 jobs), Welspun Tubular (475 jobs), and regional healthcare employers.





Cantrell Rd ± 46,708 VPD



Cantrell Rd ± 46,708 VPD



IBA

Vaccuums

14021 Cantrell Rd
Little Rock, AR 72223

Contact Broker

For List Price

Type of Sale Business and Real Estate

Car Wash Type Express +
2 In-bay Automatic

Lot Size ±1.17 AC

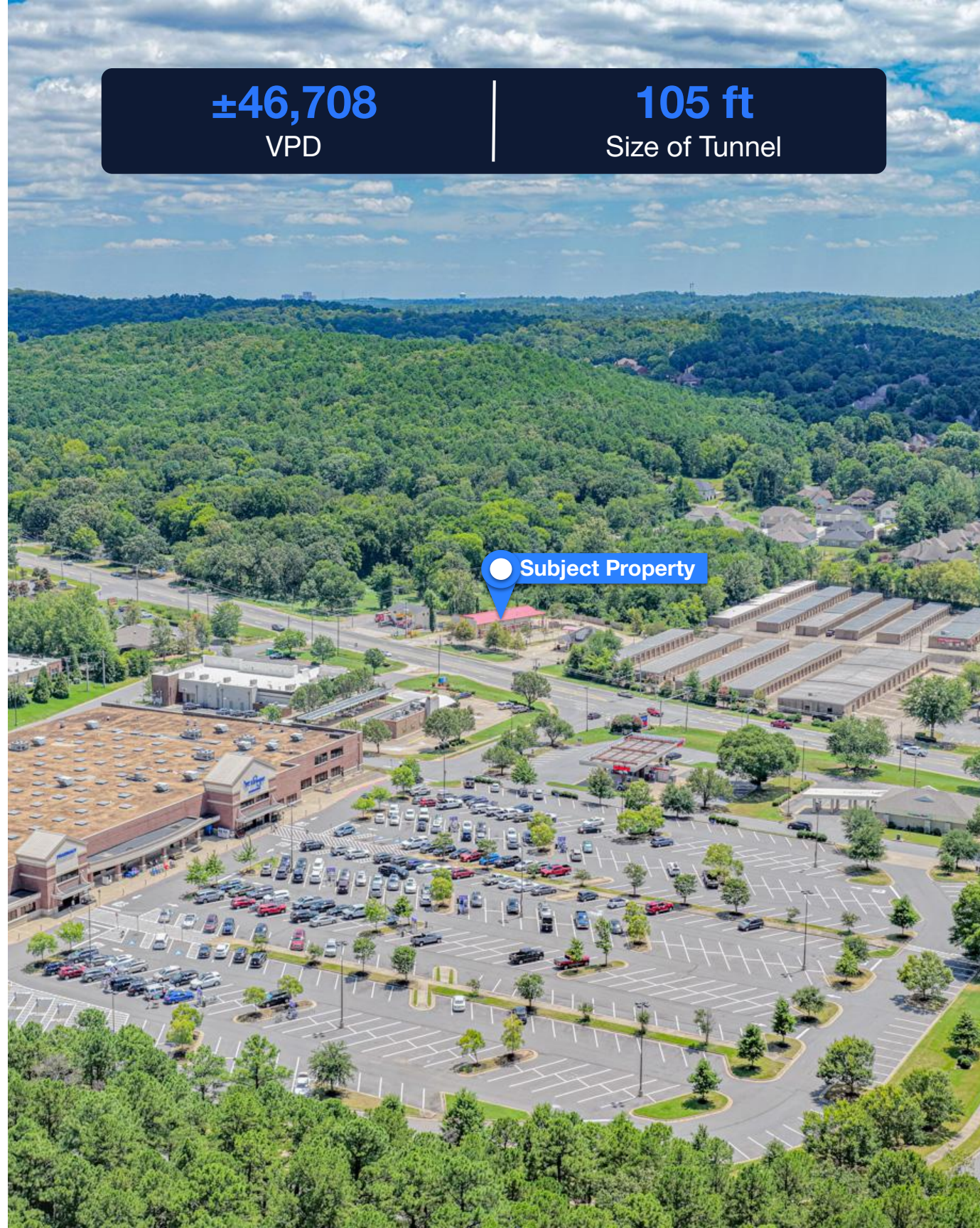
Year Acquired 2018

of Vacuums 9

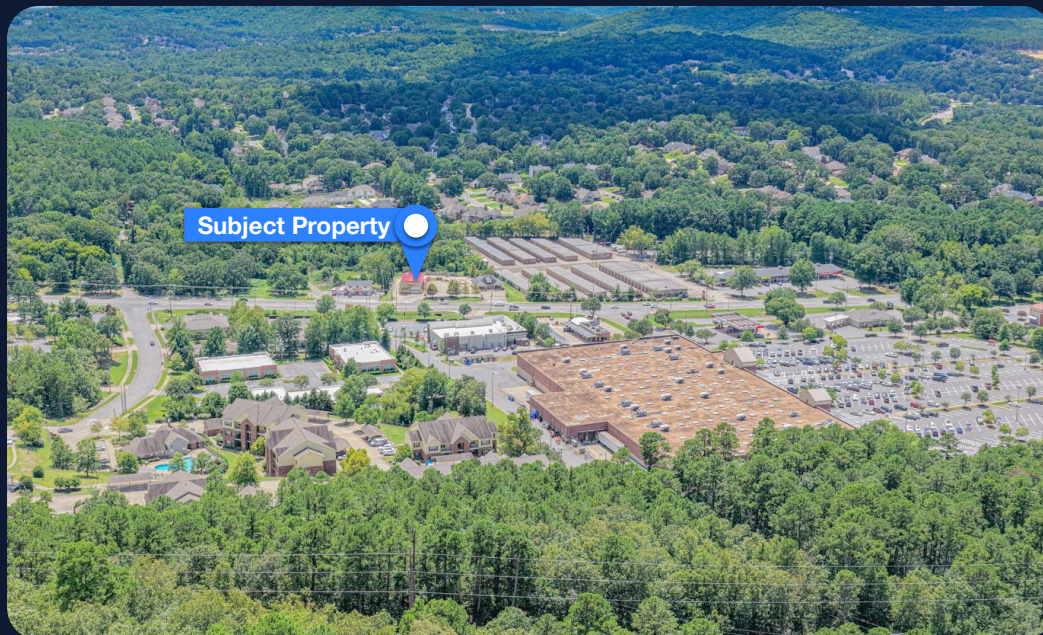
POS Stations 2

±46,708
VPD

105 ft
Size of Tunnel

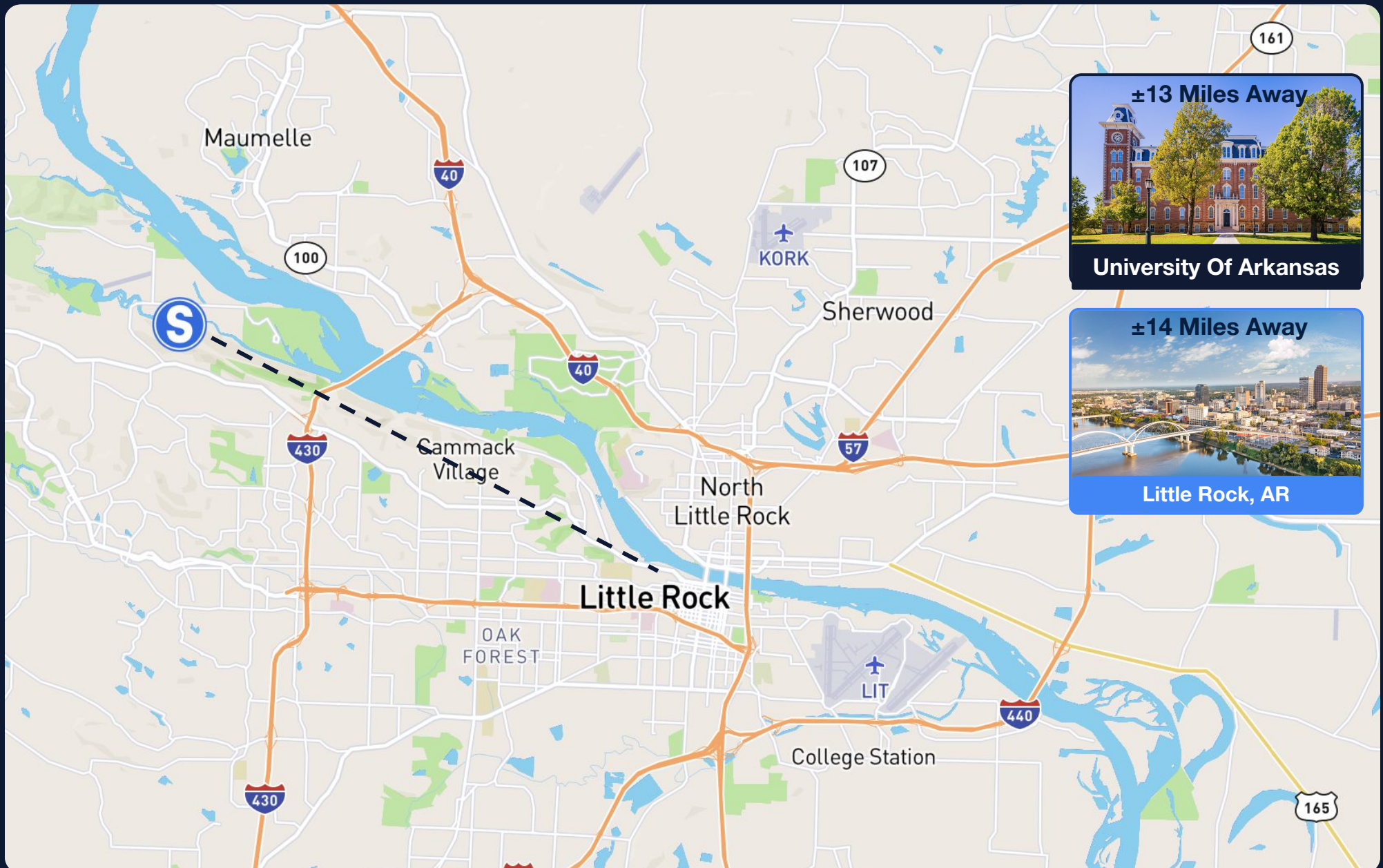


Property Photos



Market Overview

14021 Cantrell Rd
Little Rock, AR 72223



Little Rock, AR

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,052	38,680	100,464
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,692	16,826	45,459
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$142,361	\$160,634	\$140,383

Market Demographics

203,844

Total Population

\$51.2B

Regional GDP

100,000

Employed Population

4.1%

Retail Vacancy

Local Market Overview

Little Rock, the capital city of Arkansas, functions as the primary economic and governmental center for Central Arkansas. As the anchor of the Little Rock–North Little Rock–Conway metropolitan area, the city supports a diverse economic base that includes government, healthcare, education, logistics, and professional services. These sectors contribute to consistent employment opportunities and provide a stable foundation for residential real estate demand. The metropolitan area supports a diverse mix of retail formats, including regional malls, lifestyle centers, neighborhood shopping centers, and specialty retail corridors.

Population trends within the region are influenced by migration from smaller surrounding communities into the metropolitan core. Young professionals, students, and healthcare workers relocating for employment and education contribute to sustained demand for both owner-occupied and rental housing. Additionally, the area's relatively affordable cost of living compared with larger metropolitan markets continues to attract new residents.

MATTHEWS™

Exclusively Listed By

Point of Contact



Jordan Beletz

Sales Analyst

(520) 308-6079

jordan.beletz@matthews.com

License No. SA720140000 (AZ)



Simon Assaf

SVP & Director

(949) 873-0275

simon.assaf@matthews.com

License No. BR663663000 (AZ)

BROKER OF RECORD

Kyle Matthews

Broker Lic. No.: PB00084217 (AR)

MREIS AR Real Estate

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 14021 Cantrell Rd, Little Rock, AR, 72223 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.