



**OIL
CHANGE**

YOU CAN STAY IN YOUR CAR



SPLASH | 10 MINUTE OIL CHANGE

113 Audubon Dr,
Maumelle, AR 72113

- Absolute NNN Lease with 15+ Years Remaining (fee simple)
- \$106,161 Avg. HHI (1-Mile) | Expanding Suburban Area in Northern Little Rock MSA
- Land + Improvements included, potential bonus depreciation candidate
- Splash 10 Minute Oil Change is a rapidly expanding brand throughout Arkansas

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Activity ID: ZAH0480030

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➤ **Fee Simple Absolute NNN Lease with 15 Years Remaining**

- No landlord management or maintenance obligations whatsoever.
- Passive long-term lease with extensive remaining term with built in rent increases to hedge against inflation.

➤ **Kroger Grocery Store Shadow Anchor | 23K Vehicles Per Day**

- The subject property has excellent access and visibility along Maumelle Boulevard with strong traffic counts of 23,191 VPD
- Shadow-anchored by a Kroger grocery shopping center and surrounded by national tenants including Kroger, Starbucks, Chick-fil-A, US Bank, Walgreens, Cold Stone, Zaxby's, Wendy's, Sonic and many more

➤ **Attractive 1.5% Annual Rent Increases**

- 1.5% rent increases annually
- Two (2), 5-year renewal options for extended income stability
- Predictable escalations deliver strong long-term yield growth

➤ **\$106,161 Avg. HHI (1-Mile) | Northern Little Rock MSA Suburb**

- There are strong demographics in the region with \$106,161 average household incomes within a 1-Mile radius and 45,158 residents located within a 5-mile radius of the subject property
- Maumelle, AR is a northern suburb of Little Rock, AR and has experienced rapid growth since 2000 expanding by 12%-16%

➤ **Splash | 10 Minute Oil Change is Rapidly Expanding**

- Arkansas-based brand (cleancarfast.com), Splash 10 Minute Oil Change operates locations throughout the state of Arkansas
- Specializing in fast, friendly 10-minute oil changes with no appointments needed, plus add-on services (wiper blades, air filters, tire rotations, cabin filters, engine flushes).
- Strong customer loyalty through convenient, essential vehicle maintenance and integration with high-rated Splash Car Wash services.

Offering Price / CAP Rate **\$1,732,430 / 6.50%**

Net Operating Income (NOI) \$112,608

Property Address	113 Audubon Dr, Maumelle, AR 72113
Lease Type	Absolute NNN
Remaining Lease Term	15 Years
Lease Commencement	03/23/2021
Lease Expiration	03/23/2041
Year Built	2021
Rentable Area	2,005 SF
Lot Size	0.7 Acres
Renewal Options	2, 5 Years
Rent Increases	1.5% Annually
Tenant / Guarantor	Clean Tech Ventures, LLC

Demographics	1 Mile	3 Mile	5 Mile
Population	6,510	24,621	45,158
Households	2,769	10,796	19,346
Average Household Income	\$106,161	\$100,167	\$110,109

(1) Rentable Area, Lot Size, Tenant, Guarantor, Building Specifications, Year Built, and Demographics are estimates. Buyer is responsible for verifying during the Due Diligence process.



Company Overview⁽¹⁾



Splash Car Wash & 10-Minute Oil Change is a leading regional provider of express car washes, interior cleaning, and quick-service automotive maintenance. Founded in 1983 in North Little Rock, Arkansas, the company pioneered the integrated one-stop car-care model, offering fast, convenient 10-minute oil changes alongside premium express tunnel washes in a single visit, setting a standard for speed, value, and customer convenience throughout the state.

Splash Car Wash currently operates 26 express car wash, interior cleaning, and 10-minute oil change facilities across the state of Arkansas. The portfolio is concentrated in the high-traffic Central Arkansas market (including multiple sites throughout the Little Rock metro area, North Little Rock, Benton, Bryant, Cabot, and Maumelle) and the fast-growing Northwest Arkansas region (Bentonville, Rogers, and surrounding communities), with additional locations in Western Arkansas such as Fort Smith. This strategic footprint positions the company in some of the state’s strongest demographic and economic corridors, supporting consistent customer volume and ongoing expansion.

Company Information

Company Name	Splash 10 Minute Oil Change
Corporate Entity	Clean Tech Ventures, LLC
Gurantor	Personal Guarantee
Segment	Quick-Service Auto Maintenance
No. of Locations	20+
Coverage	Arkansas
Workforce	250+ Employees
Headquarters	Arkansas
Year Founded	1983
Website	cleancarfast.com

(1) This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to company information is approximate. Buyer must verify the information and bears all risk for any inaccuracies. Tenant of the Lease is Express Oil Change and Guarantor of the Lease is Mavis Tire Express Services.

LITTLE ROCK, ARKANSAS

Marcus & Millichap hereby advises all prospective purchasers of retail property as follows:

Little Rock is a growing capital city and MSA hub in central Arkansas, spanning Pulaski, Faulkner, Saline, Lonoke, Grant, and Perry counties. Strategically located at the intersection of I-30, I-40, I-430, and I-530, it provides excellent regional connectivity to Conway (30 miles), North Little Rock (adjacent), Fort Smith (150 miles), Memphis (130 miles), and beyond, supported by major highways and Bill and Hillary Clinton National Airport for efficient travel and logistics.

The MSA features a stable, expanding residential base with quality school districts, affordable housing options, and consistent population growth fueled by families, professionals, young professionals, and military-affiliated households. Average household incomes in the 3–5 mile trade area exceed regional averages, delivering strong consumer spending power and retail viability.

Retail demand is firmly anchored along high-traffic corridors such as Cantrell Road, Chenal Parkway, and University Avenue, home to national tenants including Walmart, Target, Publix, Whole Foods, AMC Theatres, Chick-fil-A, Starbucks, and a wide range of quick-service restaurants and service-oriented businesses. The diversified employment base is led by government and public administration, healthcare (UAMS Medical Center, Baptist Health), advanced manufacturing, logistics/distribution (Port of Little Rock), and military operations (Little Rock Air Force Base and Camp Robinson).

Little Rock’s central Arkansas location, ongoing residential and commercial development, robust infrastructure investments, and sustained retail traffic create a stable, attractive long-term investment environment backed by solid demographic fundamentals, low unemployment, and consistent consumer demand.

LITTLE ROCK MARKET OVERVIEW



Demographics Summary

POPULATION	1 MILE	3 MILE	5 MILE
2029 Projection	6,425	24,357	44,633
2024 Estimate	6,510	24,621	45,158
2020 Census	7,014	26,232	48,368

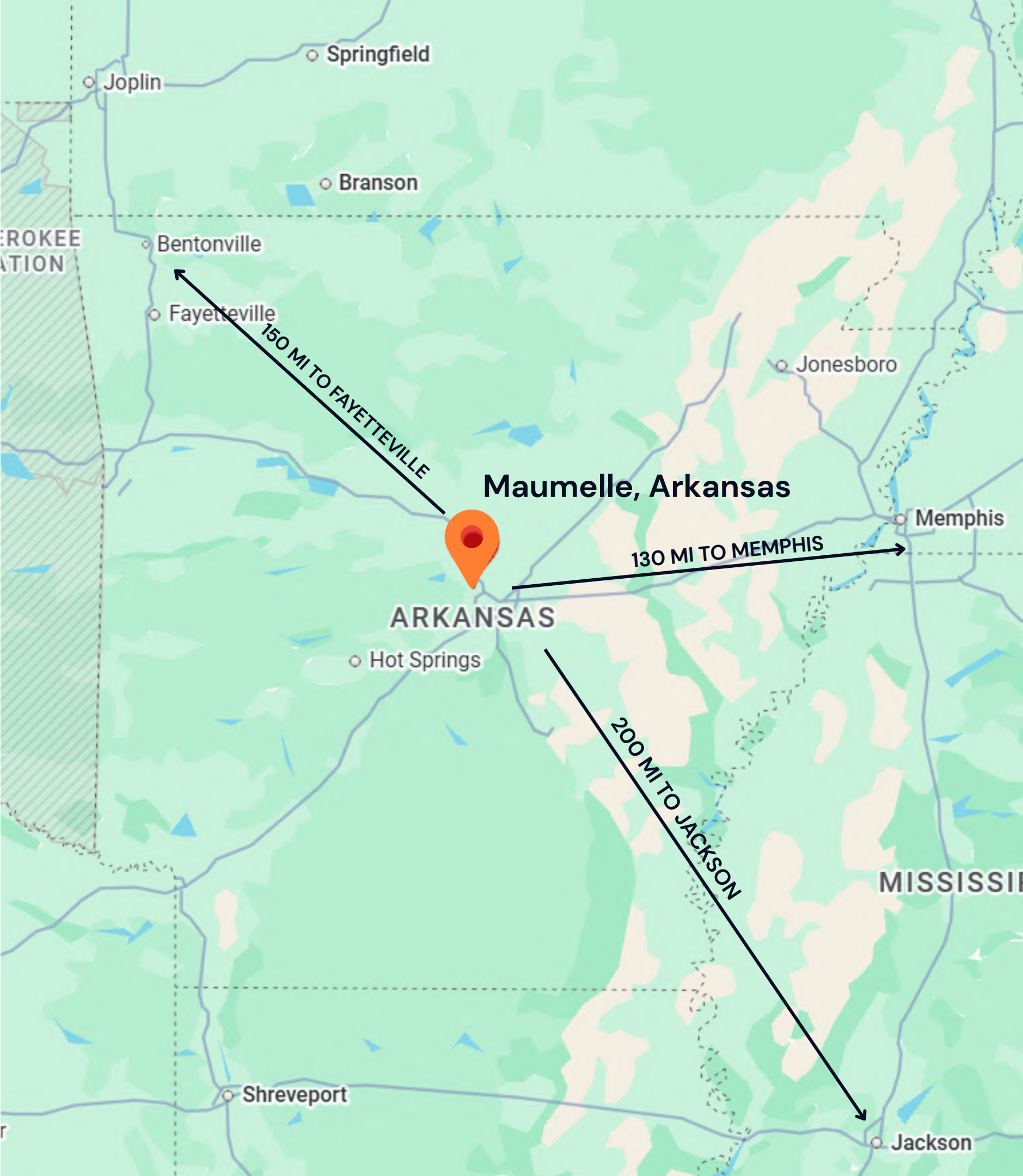
HOUSHOLD INCOME	1 MILE	3 MILE	5 MILE
Average	\$106,161	\$100,167	\$110,009
Median	\$84,276	\$73,959	\$78,511

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2029 Projection	2,733	10,687	19,123
2024 Estimate	2,769	10,796	19,346
2020 Census	2,983	11,470	20,691

HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value	\$309,162	\$298,786	\$309,178

EMPLOYMENT	1 MILE	3 MILE	5 MILE
2023 Daytime Population	2,856	9,659	21,606

Sources: Costar. Buyer responsible for verifying.



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