

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,150,000
Building Size:	7,210 SF
Lot Size:	46,561 SF
Number of Units:	1
Price / SF:	\$298.20
Cap Rate:	6.7%
NOI:	\$144,000
Year Built:	1985
Zoning:	I-1

PROPERTY OVERVIEW

Located along the S Meridian Corridor, "Ballers" Bar and Grill positions itself well with surrounding airport and hotel traffic. The location is in close proximity to Will Rogers International Airport and serves both locals and visitors with modern bar fare. The restaurant features a highly desirable corner with ample parking and prominent visibility.

PROPERTY HIGHLIGHTS

- Can Be Sold Individually or Apart of Portfolio
- NNN Sale
- Strong Local Operator
- Lease Expiration 11/1/2029
- Proforma Cap Rate of 7.8% (November 2026)
- Personal Guarantee
- Multiple Rent Escalations
- Highly Visible Corner
- High Traffic

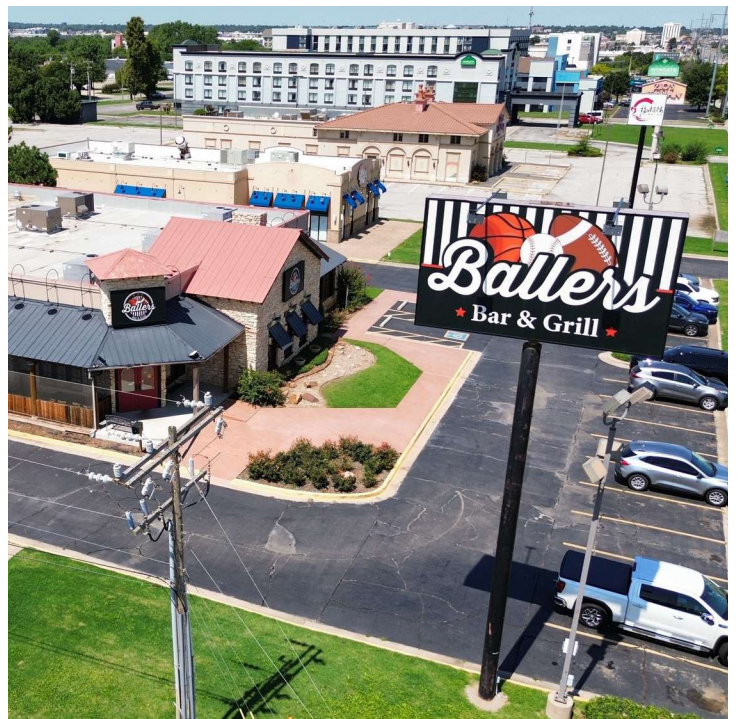
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2037 S MERIDIAN "BALLERS" FOR SALE
2037 S MERIDIAN AVE | OKLAHOMA CITY, OK 73108



ADDITIONAL PHOTOS



ETHAN SLAVIN
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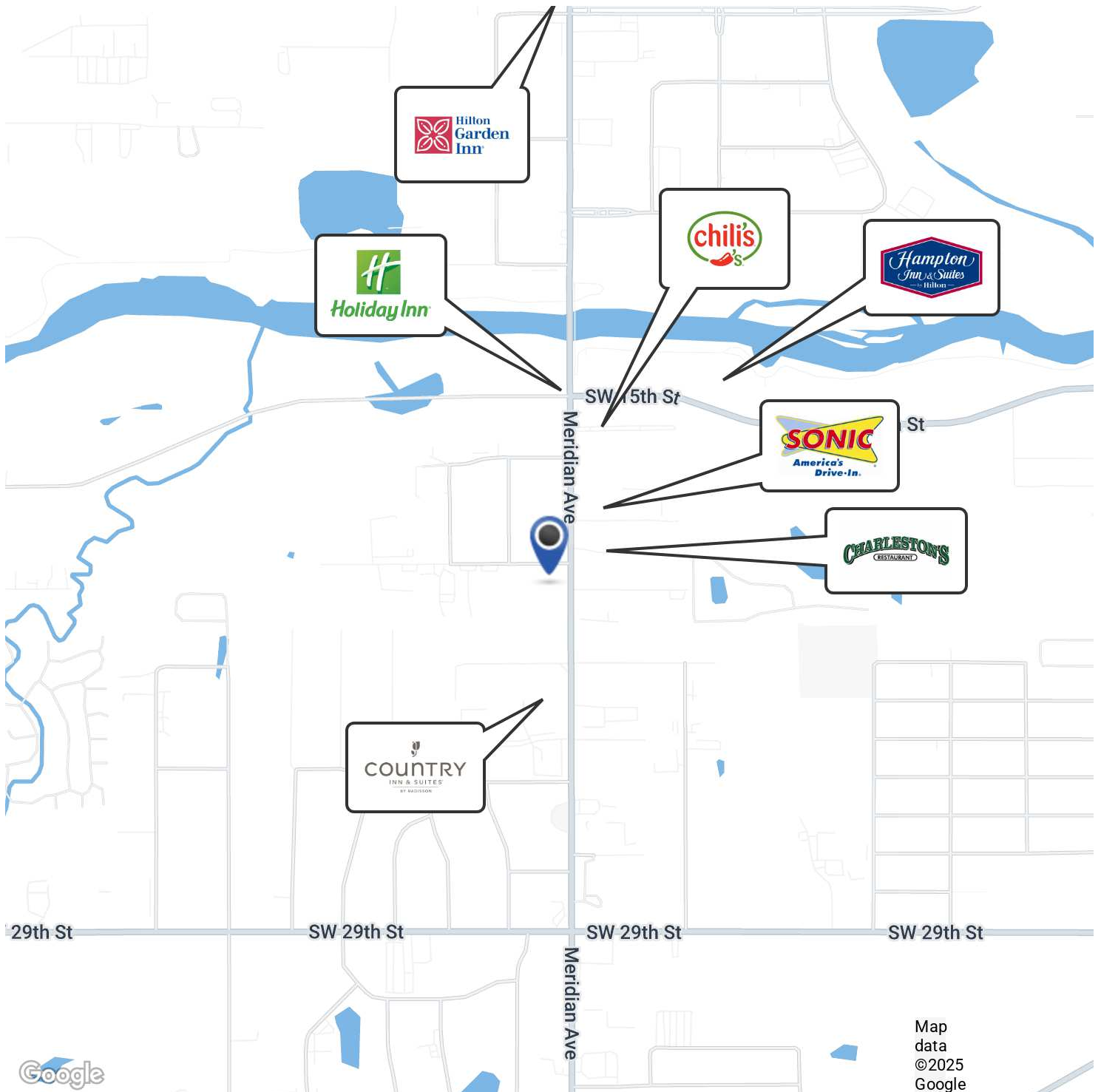
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RETAILER MAP



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LOCATION MAP

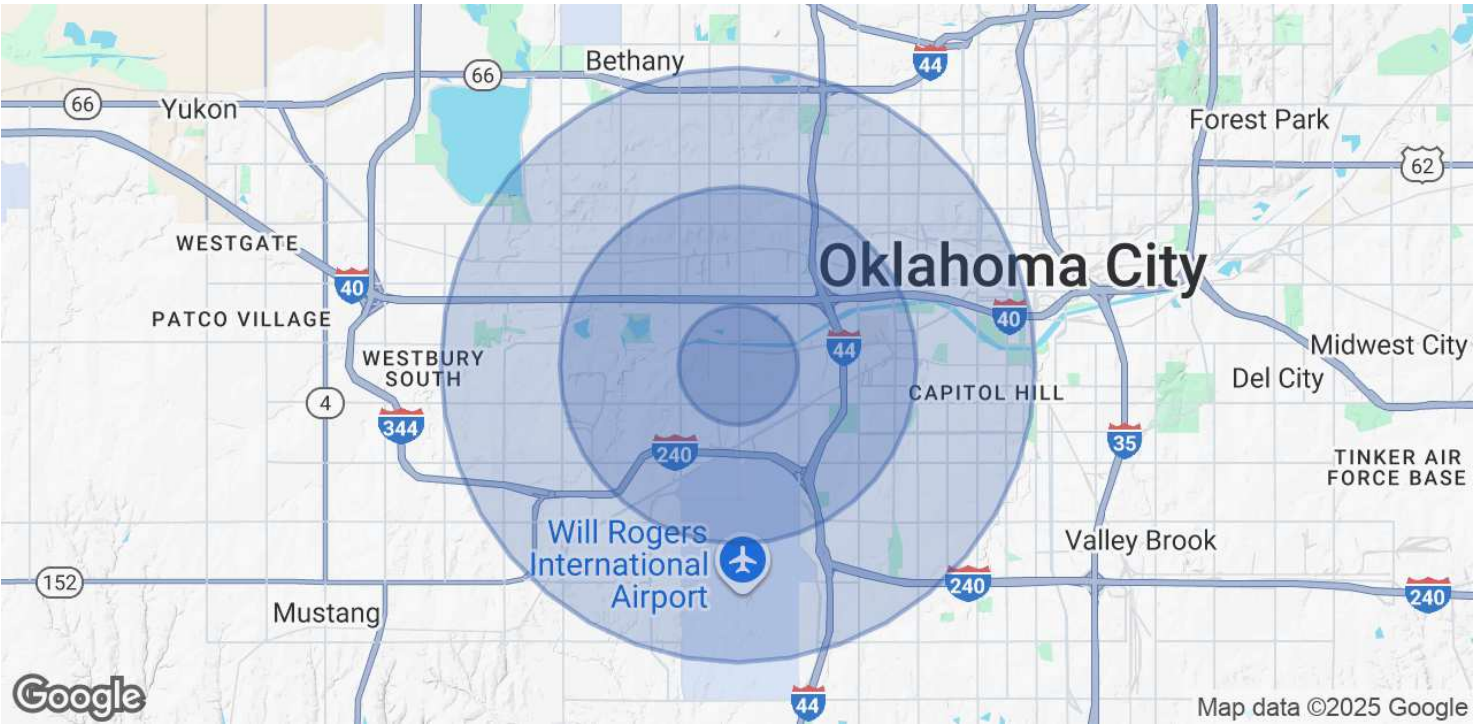


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,752	40,498	192,385
Average Age	36	34	36
Average Age (Male)	36	34	35
Average Age (Female)	37	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,135	14,670	71,414
# of Persons per HH	2.4	2.8	2.7
Average HH Income	\$77,523	\$52,507	\$65,391
Average House Value	\$99,940	\$118,087	\$177,666

Demographics data derived from AlphaMap