

FOR SALE

Slim Chickens

11012 EAST 81ST STREET

Tulsa, OK 74133

PRESENTED BY:

SHARON BROWNING

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CalDRE #00854083



BROKER OF RECORD

Raymond Lord

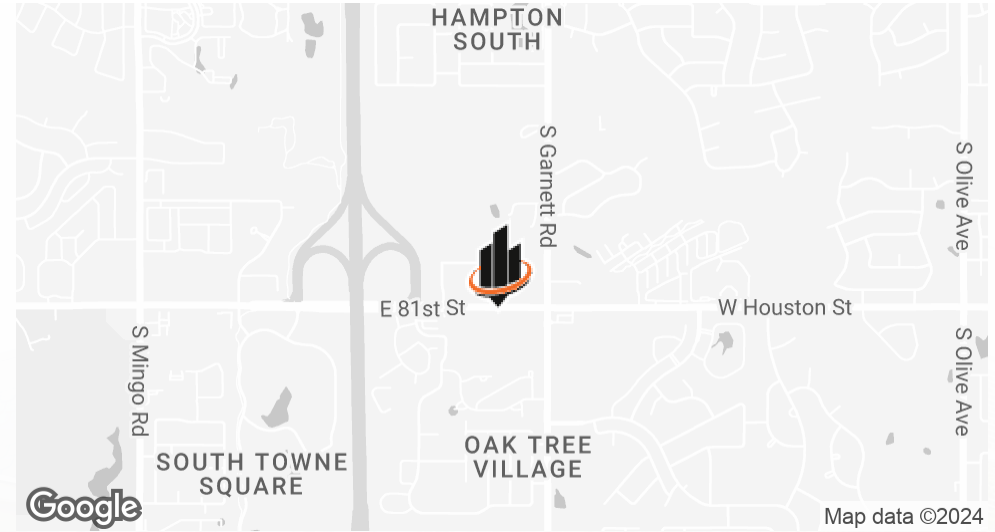
OK License # 137651

SVN Oak Realty Advisors

Tulsa OK



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|--------------|
| SALE PRICE: | \$2,915,250 |
| LOT SIZE: | 0.91 Acres |
| BUILDING SIZE: | 2,700 SF |
| NOI: | \$174,915.00 |
| CAP RATE: | 6.0% |

PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Tulsa, OK! This 2,700 SF building, constructed in 2020, boasts prime location and 100% occupancy. With its strategic location in the Tulsa area, this property offers a promising investment with immediate income potential. Don't miss out on this turnkey retail property that combines modern construction with a fully occupied space, promising a lucrative return on investment.

PROPERTY HIGHLIGHTS

- Absolute NNN Investment
- Strong Growth Tenant
- Dense Retail Corridor
- 1% Annual Rent Increases
- Near 2 Hospitals and Community College
- 10 years remaining on their initial lease term with three 5-year options
- Current NOI is \$174,915 with 1% annual rent increases allowing for steady rent growth

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ADDITIONAL PHOTOS



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TENANT PROFILE



TENANT HIGHLIGHTS

- Strong Growth: Over \$3.5M AUVs for top stores; 300+ locations by year-end, with 1,150 in development.
- Franchisee Focus: Doubled corporate support to enhance operations and drive satisfaction.
- Innovative Menu: Diverse offerings with 17 signature sauces driving customer appeal.
- Marketing & Tech: Leveraging influencer campaigns and new technologies to boost growth and efficiency.

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TENANT OVERVIEW

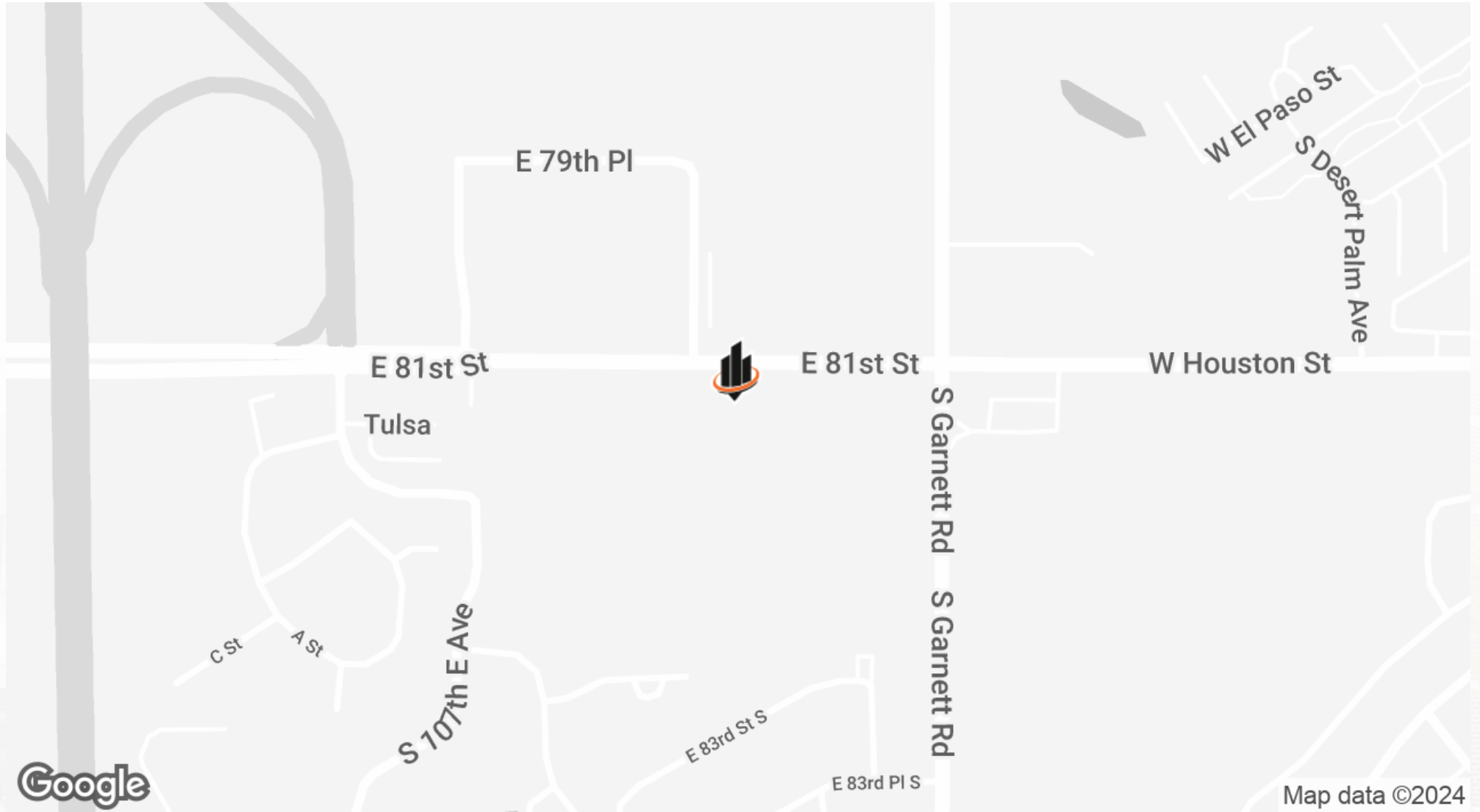
| | |
|-----------------------|--|
| COMPANY: | Slim Chicken |
| FOUNDED: | 2003 in Fayetteville, Arkansas |
| FOUNDERS: | Tom Gordon (CEO, Co-founder) Greg Smart (CBO, Co-founder) |
| LOCATIONS: | 204 as of April 17, 2024 |
| SERVICE MODEL: | Dine-in, drive-through, or carry-out, with a focus on hospitality |
| MENU: | Chicken tenders, wings, sandwiches, salads, wraps, chicken and waffles, and more |
| HEADQUARTERS: | 1088 E Millsap Road Fayetteville, Arkansas 72703 |
| WEBSITE: | https://slimchickens.com/ |

HISTORY

The first location opened in 2003 at 2120 N. College Avenue in Fayetteville, Arkansas, inside a building formerly home to a sushi restaurant. In 2005, the second location opened in the nearby city of Rogers. The chain's expansion accelerated in 2008 with five more company-owned locations opening in Arkansas and Oklahoma. In 2013, the first franchise location was opened in Texarkana, Arkansas, by businessman Greg McKay. The next year, six regional franchise deals were made.

The company has since expanded with more than 100 locations in 19 states, with international locations in the UK and Kuwait. The 100th location opened in Little Rock, Arkansas, on December 18, 2020.

LOCATION MAP



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RETAILER MAP



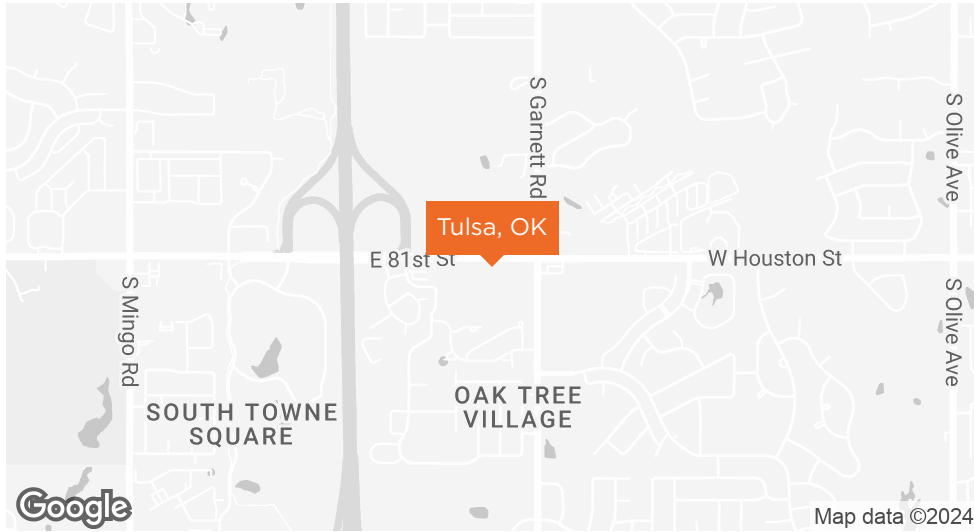
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CITY INFORMATION



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LOCATION DESCRIPTION

Discover a vibrant commercial landscape in the heart of Tulsa, OK! The surrounding area offers a dynamic mix of retail and entertainment options, with prominent attractions such as Woodland Hills Mall, giving the area a robust shopping and dining scene. Nearby, top national retailers and popular local businesses thrive, creating a strong draw for shoppers and visitors alike. This bustling location presents an exceptional opportunity for retail investors seeking a thriving community with strong consumer traffic and desirable demographics. Embrace the potential of this prime location in Tulsa, where the convergence of commerce and culture promises an exceptional investment opportunity.

LOCATION DETAILS

| | |
|--------------------------------------|---|
| COUNTY | Tulsa |
| POPULATION (CITY) | 413,066 (2nd Most Populous OK City) |
| POPULATION (TULSA METRO AREA) | 1,034,123 |
| NO. OF HOUSEHOLDS | 394,000 |
| TOP INDUSTRIES | Oil & Gas Capital, Aerospace, Finance, Technology, Telecommunications, High Tech, and Manufacturing |

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

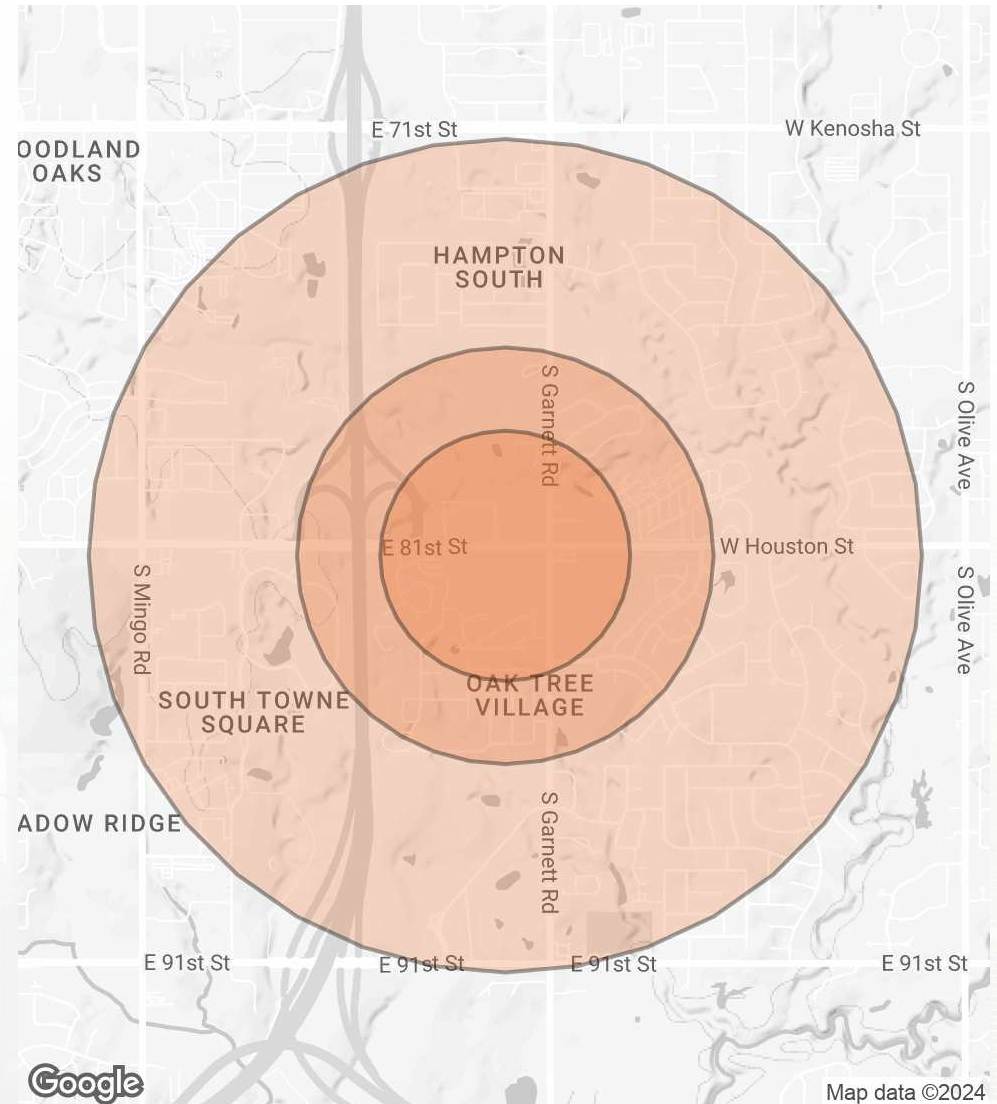
| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| TOTAL POPULATION | 700 | 2,322 | 11,132 |
| AVERAGE AGE | 45 | 43 | 40 |
| AVERAGE AGE (MALE) | 42 | 41 | 39 |
| AVERAGE AGE (FEMALE) | 47 | 45 | 41 |

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 311 | 954 | 4,428 |
| # OF PERSONS PER HH | 2.3 | 2.4 | 2.5 |
| AVERAGE HH INCOME | \$108,187 | \$118,555 | \$115,412 |
| AVERAGE HOUSE VALUE | \$289,946 | \$298,865 | \$278,294 |

Demographics data derived from AlphaMap



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