

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$550,000
Building Size:	1,935 SF
Lot Size:	28,626 SF
Cap Rate:	9.16%
NOI:	\$50,400
Year Built:	1981
Zoning:	C-3
Market:	Oklahoma City

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in the heart of Oklahoma City. This prime property offers a well-maintained 1,935 SF building with 100% occupancy and a solid 9.16% Cap Rate. Zoned C-3, with a daily traffic count of 22,896, it's an ideal prospect for retail or restaurant ventures. Built in 1981, this space holds strong potential for a lucrative investment in the thriving Oklahoma City market.

PROPERTY HIGHLIGHTS

- 1,935 SF building
- 9.16% Cap Rate
- Zoned C-3
- Located in Oklahoma City
- 100% Occupancy
- Daily Traffic Count 22,896

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RENT ROLL

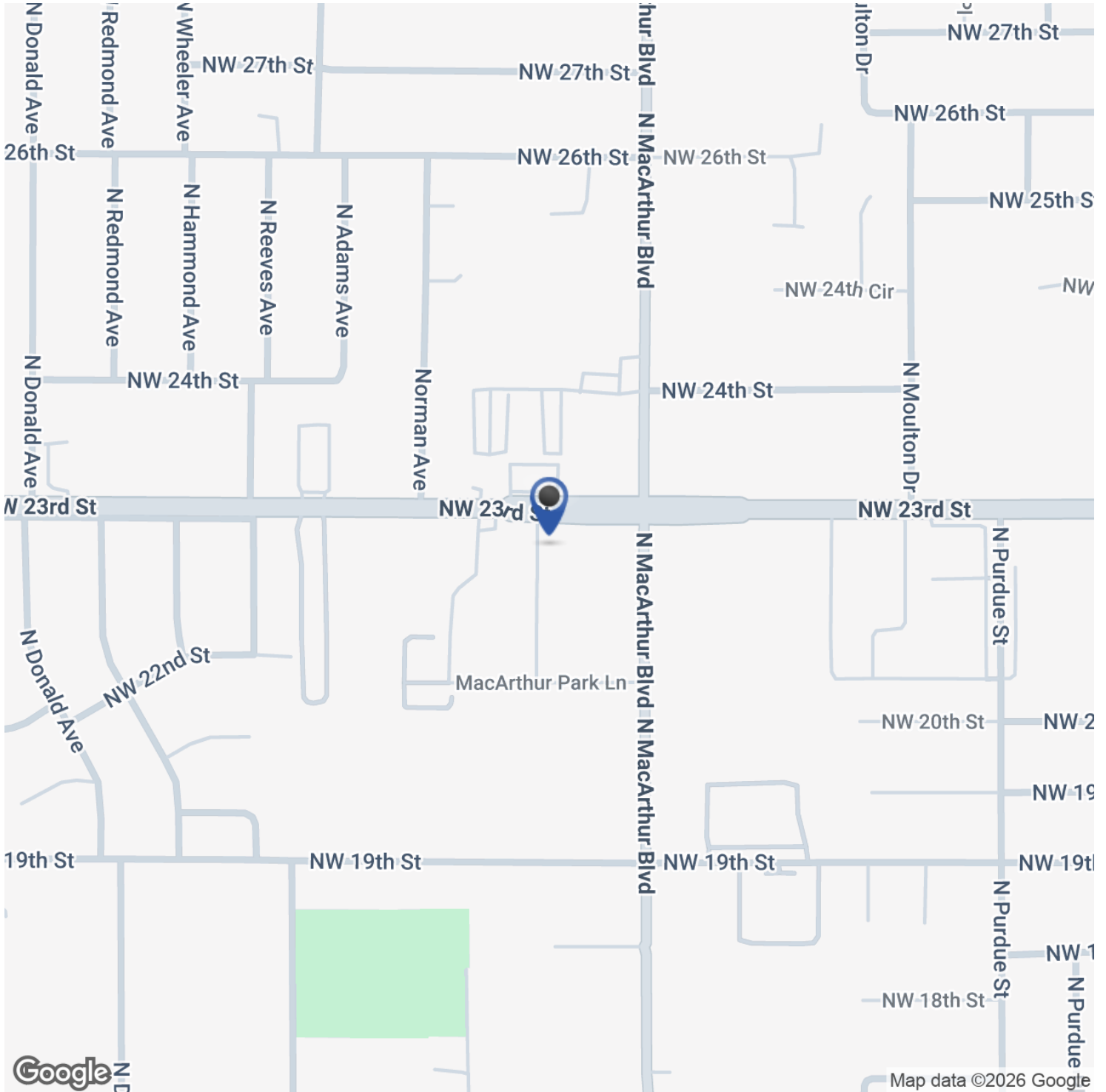
SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
1	Taquitos Feliz	1,935 SF	100%	\$26.05	\$4,200	\$2.17	\$50,407	02/17/2025	02/28/2030
TOTALS		1,935 SF	100%	\$26.05	\$4,200	\$2.17	\$50,407		
AVERAGES		1,935 SF	100%	\$26.05	\$4,200	\$2.17	\$50,407		



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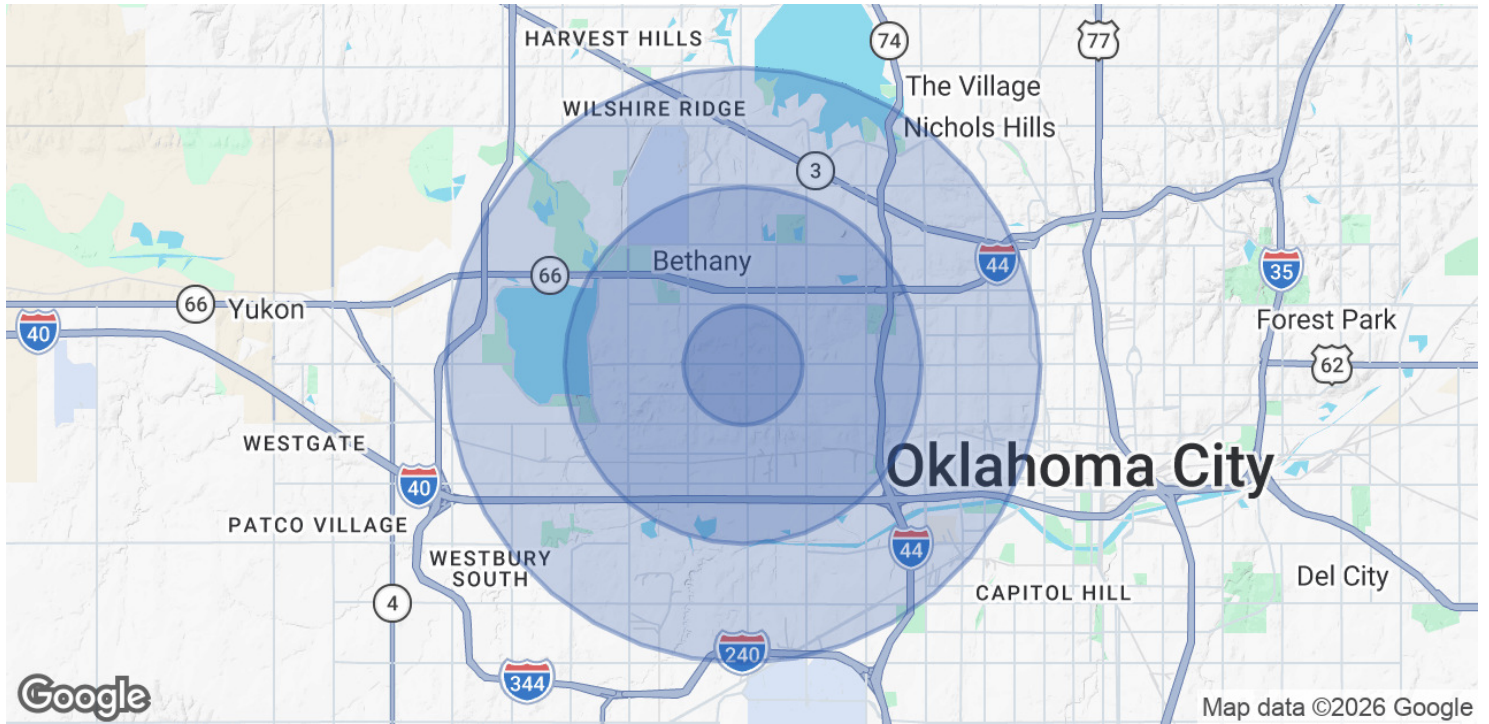
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,447	84,375	182,392
Average Age	31.3	33.4	34.4
Average Age (Male)	33.1	33.5	34.5
Average Age (Female)	30.9	34.0	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,784	33,008	75,172
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$61,766	\$64,819	\$73,229
Average House Value	\$164,097	\$153,083	\$182,864

2023 American Community Survey (ACS)

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