



STRIP CENTER | FOR SALE

2320-2340 S AIR DEPOT BLVD, OKLAHOMA CITY, OK 73110

BRAD RICE
brice@newmarkrp.com
C: 918.269.8586

NEWMARK
ROBINSON PARK

STRIP CENTER | FOR SALE

DETAILS

Occupancy	100% leased
Sales Price	\$2,550,000
Net Income	+/- \$169,000
Building Size	10,139 SF
Land Size	0.94 AC
Parking	± 63 surface and street spaces

HIGHLIGHTS

Fully leased with large parking lot

Double sided pylon signage

Close proximity to Tinker Air Force Base

Tenants include The Catch | Wedge Restaurant, Tropical Smoothie and State Beauty Supply

SNAPSHOT



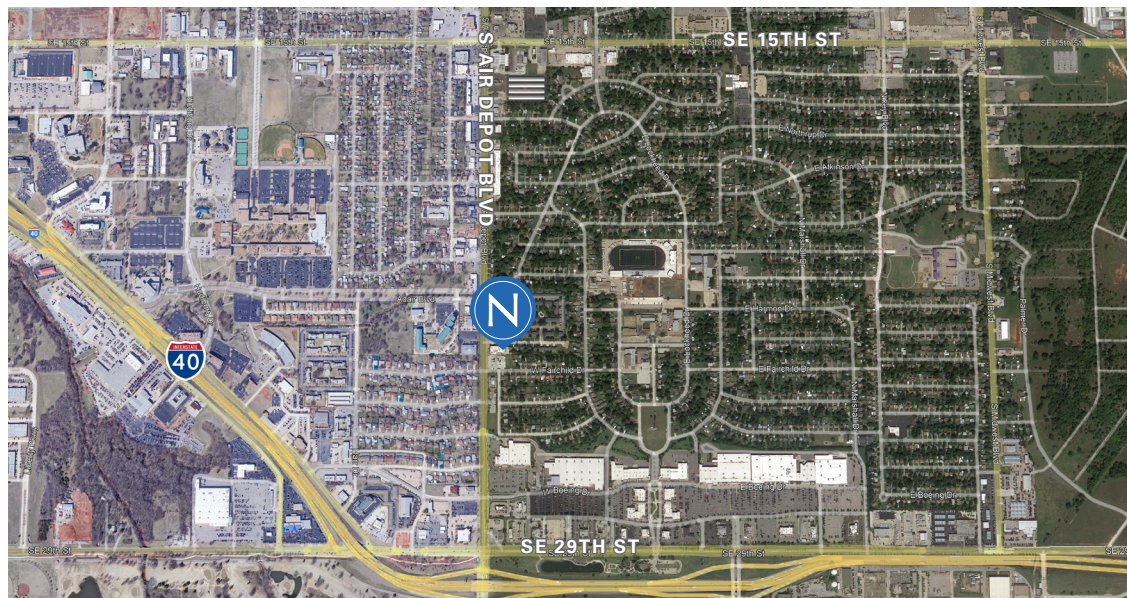
Derived AADT
S. Air Depot Blvd
20,800 AADT '20
I-40/ Tinker Diagonal
66,200 AADT '20



Avg. HH Income
3 mi Radius
\$62,267



Population
3 mi Radius
62,371



CURRENT TENTANT DETAILS

Monthly Rent	Tropical Smoothie: \$4,214
	Beauty Supply: \$1,950
	The Catch Wedge: \$8,250 + NNN
Expirations	Tropical Smoothie: 12/2027
	Beauty Supply: 07/2025
	The Catch Wedge: 12/2028
Lease Types	Tropical Smoothie: Modified Gross
	Beauty Supply: Modified Gross
	The Catch Wedge: Triple Net
Square Footage	Tropical Smoothie: 1,800 SF
	Beauty Supply: 2,839 SF
	The Catch Wedge: 5,500 SF

