# STRIP CENTER | FOR SALE

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

THE CATCH



DRIVE THRU

(P)

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## STRIP CENTER | FOR SALE

### DETAILS

100% leased
\$2,550,000
+/- \$169,000
10,139 SF
0.94 AC
£ 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**

	Tropical Smoothie: \$4,214
Monthly Rent	Beauty Supply: \$1,950
	The Catch   Wedge: \$8,250 + NNN
	Tropical Smoothie: 12/2027
Expirations	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



204 N. Robinson, Ste 700 OKC, OK, 73102 110 W. 7th, Ste 2600 Tulsa, OK, 74119 for more information, visit us at NEWMARKRP.COM

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