

FOR SALE

# RETAIL CENTER FOR SALE

900 E. PROSPECT, PONCA CITY, OK 74601



**BANTA**  
Property Group

**BANTA PROPERTY GROUP, LLC**

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### OFFERING SUMMARY

Sale Price:	\$1,675,000
Building Size:	12,160 SF
Lot Size:	1.13 Acres
Price / SF:	\$137.75
Cap Rate:	6.6%
NOI:	\$110,512
Year Built:	1985

### PROPERTY OVERVIEW

This retail center has 12,160 square feet with a stabilized tenant base. Some of the tenants are paying below market rents so there exists an opportunity to raise rents upon lease renewal. The majority of the tenants have occupied their spaces for over 10 years. The property offers a good mix of tenants with both national and local retailers in place.

The property fronts East Prospect Street and is adjacent to Aldi and next to ICON Theaters. The property is on a heavily traveled retail corridor and is surrounded by national retailers including a Walmart Supercenter, Atwoods, Tractor Supply, Chili's, Hobby Lobby, Burger King and Schloltzsky's.

### PROPERTY HIGHLIGHTS

- Stabilized tenant base
- Heavily traveled retail corridor

## ADDITIONAL PHOTOS



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## RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
600	Vapor 100	2,710 SF	22.29%	\$9.96	\$27,000	7/1/2019	2/28/2027
800	Ponca Smiles	1,850 SF	15.21%	\$12.00	\$22,200	9/1/2011	2/28/2027
900	Vacant	1,520 SF	12.50%	-	-	-	-
1000	Check 'N Go	1,520 SF	12.50%	\$13.00	\$19,764	5/1/2003	2/28/2028
1100	K&K Nail Salon	1,520 SF	12.50%	\$13.42	\$20,400	6/1/2014	3/31/2028
1200	The Beauty Shop	1,520 SF	12.50%	\$12.00	\$18,240	1/1/2014	1/31/2029
1300	Subway	1,520 SF	12.50%	\$14.00	\$21,285	4/28/1989	12/31/2027
<b>TOTALS</b>		<b>12,160 SF</b>	<b>100%</b>	<b>\$74.39</b>	<b>\$128,889</b>		

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## RETAILER MAP

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