

MULTI-TENANT NET LEASE

1817 ROCKFORD RD | ARDMORE, OK

NEUROLOGY CARE 
&
Edward Jones[®]

\$5,445,400 | 6.00% CAP



SEAN WESTFALL
Partner
Echo West Capital Advisors
(602) 885 - 5375
SWestfall@EchoWest.com

MATT MATHERS
Partner
Echo West Capital Advisors
(480) 516 - 6431
MMathers@EchoWest.com

JAKE BUTTERFIELD
Vice President
Echo West Capital Advisors
(208) 841 - 7310
JButterfield@EchoWest.com

BRIAN BROCKMAN
License #177814
Bang Realty-Oklahoma Inc
(513) 898 - 1551
BOR@BangRealty.com

DEAL SUMMARY

NEUROLOGY CARE 
Edward Jones®

Address

1817 Rockford Rd
Ardmore, OK 73401

Asking Price
\$5,445,400

Cap Rate
6.00%

Annual Rent
\$326,724

Year Built
2025

Remaining WALT
~9 Years

Total Building SF
17,502 SF

Lease Type
NNN





PROPERTY RENT ROLL & FINANCIALS

Tenant	SF	Lease Start	Lease End	Monthly Rent	Annual Rent	Annual Rent/SF	Lease Type	CAM Per SF	CAM (\$)
Neurology Care (Baha Al-Deen Abuesheh MD, P.C.)	16,166	5/1/2025	5/1/2035	\$25,000	\$300,000	\$18.56	NNN*	\$3.00	\$48,498
Edward D. Jones & CO., L.P. d/b/a Edward Jones	1,336	6/1/2025	6/1/2035**	\$2,227	\$26,720	\$20.00	NNN	\$2.72	\$3,640
Total	17,502			\$27,227	\$326,720	\$18.67		\$2.98	\$52,138



FINANCIALS

Total Income	\$326,720
Expenses	NNN*
Net Operating Income	\$326,720

*Landlord shall maintain the structural elements of the Leased Premises including but not limited to the foundation, exterior walls and roof, underground utilities to the point of connection with the Leased Premises, HVAC, fire suppression systems, and fire alarms.

** Lessee is granted an option to cancel this Lease and any renewals or extensions thereof at any time after the 60th month of the initial Lease Term upon Thirty (30) days prior written notice to Lessor. Lessee shall pay to Lessor as liquidated damages, a sum equivalent to Six (6) months base rent plus any unamortized tenant improvements paid on the initial term of the lease. The total amount to be amortized shall not exceed Thirty-Five Thousand Dollars (\$35,000) and shall be amortized on a straight-line basis over the first five (5) years of this Lease.

INVESTMENT HIGHLIGHTS

BRAND-NEW CONSTRUCTION

Newly constructed asset built in 2025 with modern materials, systems, and finishes, significantly reducing near-term capital expenditure requirements. Investors benefit from lower maintenance costs, and improved operating efficiency relative to existing inventory in the Ardmore market.

GROWING MEDICAL ANCHOR TENANT - NEUROLOGY CARE

Neurology Care occupies 16,166 SF (92% of the Total building). Neurology Care is a physician led medical practice specializing in the diagnosis and treatment of disorders affecting the brain, spine, and nervous system.

ON-SITE DOCTOR PERSONAL GUARANTY

The Neurology Care tenant occupies 16,166 SF of the total 17,502 SF building is backed up by a personal Guaranty from a doctor (Baha Al-Deen Abuesheh MD, P.C.) who works on site. Inquire with broker for details on the Personal Guaranty.

MULTI-TENANT BUILDING WITH LONG TERM LEASES

Neurology Care is on a long-term lease that expires in May of 2035. Edward Jones (Financial Services) is also on a long-term lease that Expires in June of 2035. Please note Edward Jones has a termination option any time after month 60. See rent roll for details.

STRATEGIC LOCATION WITH REGIONAL ACCESSIBILITY

Located on Rockford Rd with convenient access to major thoroughfares, retail corridors, and employment centers. Ardmore's positioning between Oklahoma City and Dallas enhances regional connectivity and supports long-term housing demand fundamentals.

LIMITED LANDLORD RESPONSIBILITIES – NNN STRUCTURE

Landlord responsibility is limited to structural components of the building, including the foundation, exterior walls, roof, underground utilities to the point of connection, HVAC, fire suppression systems, and fire alarms, supporting a passive investment profile and reduced operational burden.





TENANT PROFILE

NEUROLOGY CARE

Founded in 1998, Neurology Care is a physician-led medical practice specializing in the diagnosis and treatment of disorders affecting the brain, spine, and nervous system. Headquartered in Oklahoma City, the practice provides comprehensive neurological services including treatment for migraines, epilepsy, multiple sclerosis, neuropathy, movement disorders, memory conditions, and other complex neurological diseases. The group emphasizes patient centered care supported by advanced diagnostic capabilities and individualized treatment planning.

Neurology Care operates multiple clinic locations, with offices in Ardmore and Oklahoma City, serving patients throughout central and South Oklahoma. As an outpatient-focused practice, the group benefits from established referral sources, ongoing patient care plans, and reliable healthcare utilization. Backed by more than two decades of experience and a well-rooted regional presence, Neurology Care stands as a consistent, healthcare-oriented tenant within the medical office sector.



WEBSITE	www.neurologycare.com
FOUNDED IN	1998
HEADQUARTERS	Oklahoma City, OK



NO. OF CLINICS
2 Clinics



LOCATED IN
Oklahoma



COMPANY TYPE
Private



NO. OF EMPLOYEES
25+ Employees



TENANT PROFILE

Edward Jones®

Founded in 1922, Edward Jones is a leading North American financial services firm specializing in personalized wealth management, investment advisory, retirement planning, and financial planning services for individual investors and small businesses. Headquartered in St. Louis, the firm operates under a private partnership structure and is known for its relationship-driven, face-to-face service model. Edward Jones supports millions of clients and oversees more than \$2 trillion in client assets, reflecting its substantial scale and longstanding industry presence.

Through its community-based branch network across the United States and Canada, Edward Jones focuses on long-term client relationships and disciplined, goals-based investment strategies. The firm’s conservative operating philosophy, diversified revenue streams, and steady growth approach have supported consistent performance across market cycles. With more than a century of operating history and Fortune 500 recognition, Edward Jones represents a stable and established tenant within the financial services sector.



WEBSITE	www.edwardjones.com
FOUNDED IN	1922
HEADQUARTERS	St. Louis, MO



NO. OF LOCATIONS
15,000+ Locations



LOCATED IN
50 States



COMPANY TYPE
Private



NO. OF EMPLOYEES
50,000+ Employees

PROPERTY AERIAL



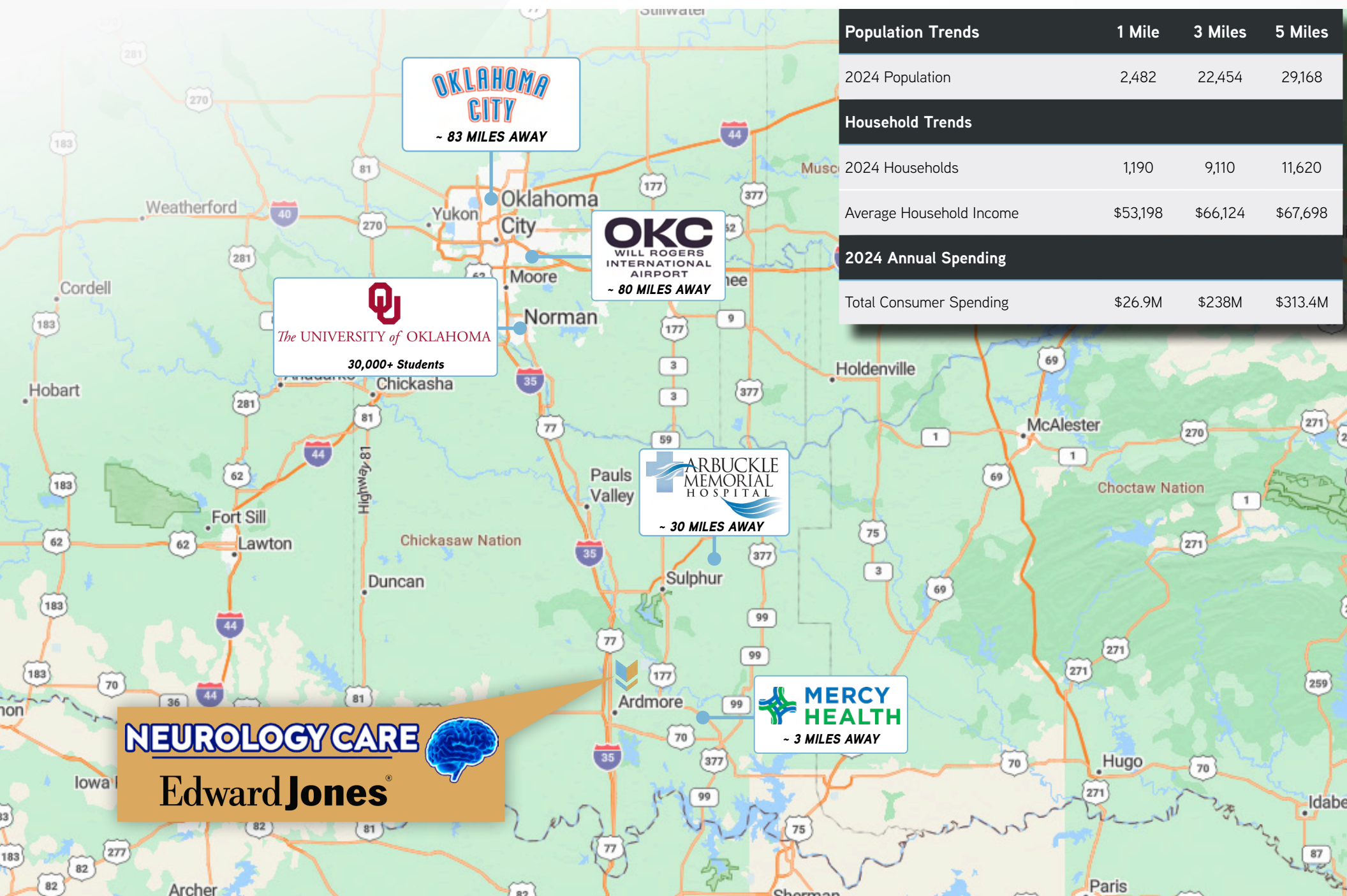
PROPERTY AERIAL - RETAIL



PROPERTY AERIAL - MEDICAL



DEMOGRAPHICS - Ardmore, OK



Population Trends	1 Mile	3 Miles	5 Miles
2024 Population	2,482	22,454	29,168
Household Trends			
2024 Households	1,190	9,110	11,620
Average Household Income	\$53,198	\$66,124	\$67,698
2024 Annual Spending			
Total Consumer Spending	\$26.9M	\$238M	\$313.4M

LOCATION OVERVIEW - Ardmore, OK

Ardmore, Oklahoma is a strategically positioned regional hub in southern Oklahoma, serving as a key commercial center for the surrounding counties and North Texas border communities. Located approximately 90 miles south of Oklahoma City and 100 miles north of Dallas along the Interstate 35 corridor, Ardmore benefits from strong regional connectivity between two major metropolitan areas. Its location along I-35, one of the primary north-south trade routes in the central United States, supports steady traffic flow, commuter activity, and reliable consumer demand, making it an attractive market for retail, medical, and service-oriented users.

Accessibility & Connectivity

- Strategically located along **Interstate 35**, Ardmore provides direct access to both **Oklahoma City** and the **Dallas-Fort Worth** metroplex.
- The city benefits from regional **transportation infrastructure** and proximity to **major employment centers**, supporting sustained commercial activity throughout southern Oklahoma and North Texas.

Market Fundamentals

- The city has a population of approximately **25,000 residents**, with a significantly larger extended trade area population that relies on Ardmore for **medical services, shopping, dining, and professional services**.
- Ardmore serves as the **primary retail, healthcare, and employment center** for Carter County and surrounding rural communities, drawing from a broad regional trade area.

Investment Considerations

- As a **regional hub** with **limited competing commercial centers nearby**, Ardmore benefits from durable tenant demand and long-term viability for service, medical, and quick-service restaurant operators.
- Lower land costs relative to major metro markets also create attractive entry points for investors.

Demographics & Trade Area

- Ardmore's trade area encompasses **southern Oklahoma and portions of North Texas**, supporting a stable consumer base with predictable spending patterns.
- The city's role as a healthcare and retail anchor for the region reinforces recurring **daily traffic** and **sustained demand** across multiple commercial sectors.





ECHO WEST

CAPITAL ADVISORS

EXCLUSIVELY PRESENTED BY:

SEAN WESTFALL

Partner

Echo West Capital Advisors

(602) 885 - 5375

SWestfall@EchoWest.com



MATT MATHERS

Partner

Echo West Capital Advisors

(480) 516 - 6431

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