

Norh Hills Retail Center

EXECUTIVE SUMMARY

1206 Lonnie Abbott Blvd.
Ada, Oklahoma 74820



7.75% CAP Rate



OFFERING SUMMARY

Sales Price:	\$4,273,007
Cap Rate:	7.75%
Occupancy:	100%
NOI:	\$331,150
Building Size:	85,513 sf
Lot Size:	8.66 acres
Year Built:	1994
Renovated:	2012
Zoning:	"C-2" General Commercial Zoning
Market:	Ada, Oklahoma
Submarket:	Oklahoma City
Price / SF	\$49.97

PROPERTY OVERVIEW

North Hills Retail Center is a three tenant, 100% occupied retail center located in Ada, Oklahoma. The three tenants (2 national, 1 regional) occupy the entire 85,513 SF of the Property which was built in 1994 and renovated in 2012. The Property has great visibility as well as three (3) ingress/egress driveways off of Lonnie Abbott Blvd. There is one large back-lit pylon sign at the street. Sitting on 8.6 acres, there is an abundance of parking. North Hills Shopping Center lies in the heart of Ada, Oklahoma and is across the street from a super wal-mart, with East Central University (4 yr. college), restaurants and other national retailers all in the immediate area. There is upside income through base rental increases for each renewal option. This is a great opportunity to own a wonderful and stable asset at a great going in price. Priced at \$49.97/psf

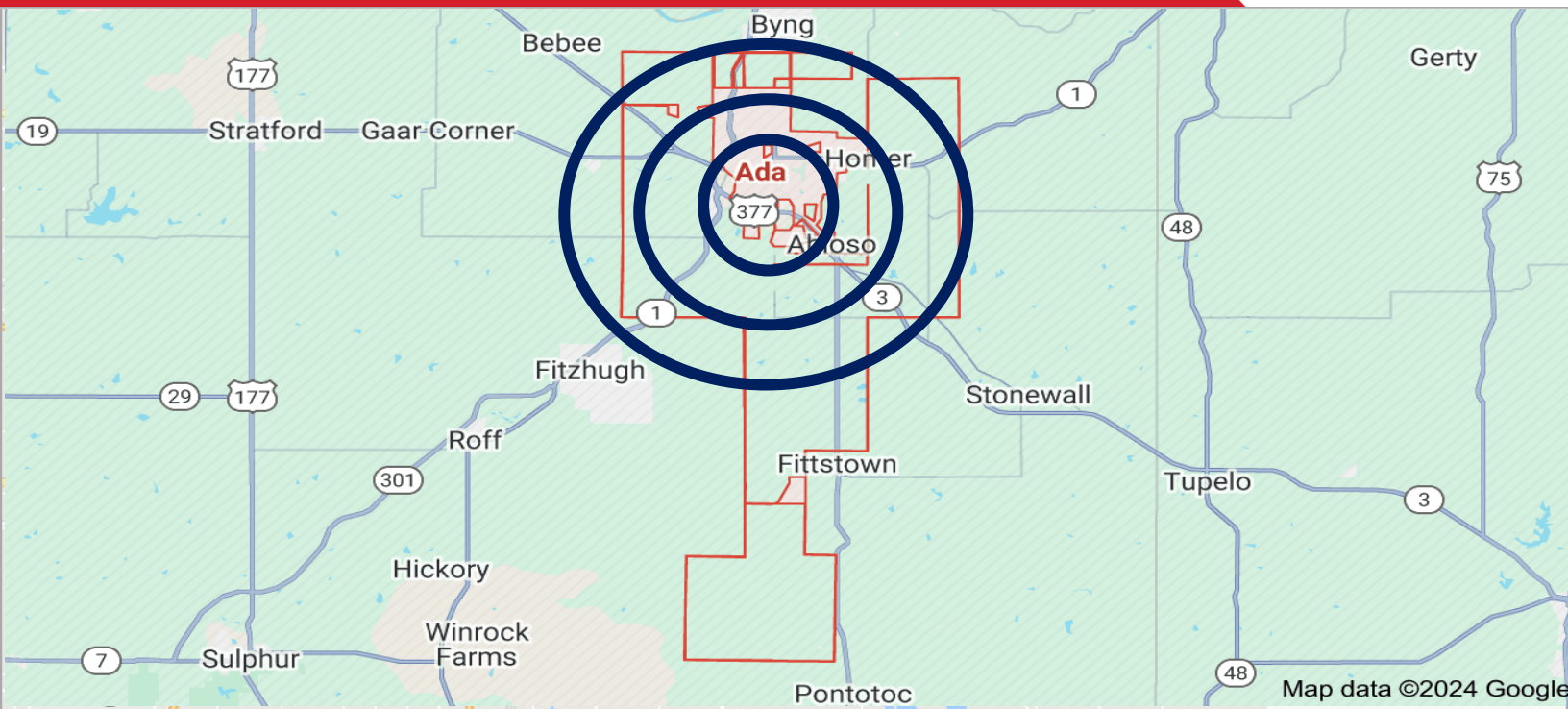
CONTACT:

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North Hills Shopping Center

DEMOGRAPHICS



POPULATION

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2023 Total population	1,988	65,891	110,268
Median age	34.8	32.2	35.2
Median age (male)	34.1	33.1	33.7
Median age (Female)	35.4	32.2	33.1

HOUSEHOLDS & INCOME

Total households	833	7,418	9,869
# of persons per HH	2.1	2.3	2.4
Average HH income	\$52,220	\$64,349	\$68,443
Average house value	\$79,128	\$125,117	\$140,890

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