



1930 N Broadway St

LOCATION DESCRIPTION

Conveniently located on the I-35 Service Road between 12th and 27th St.

PROPERTY OVERVIEW

- Value-add investment
- Building size is 6,000 SF and lot size is 0.7 acres
- Zoned C-3 General Commercial
- Two tenants on MG leases with 100% occupancy
- Southeast corner of the lot offers a development opportunity
- Stable income property in a prime, accessible location
- I-35 Frontage

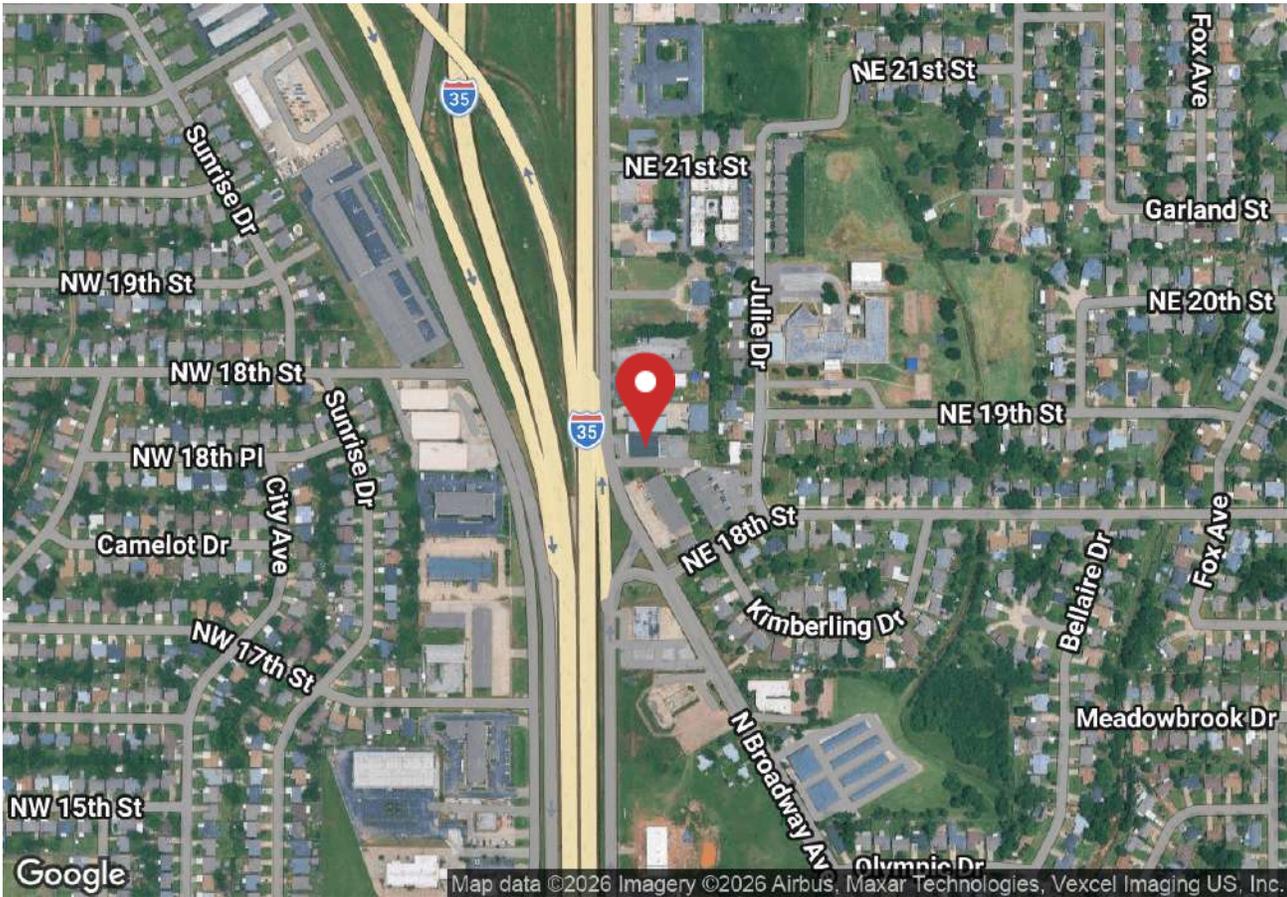
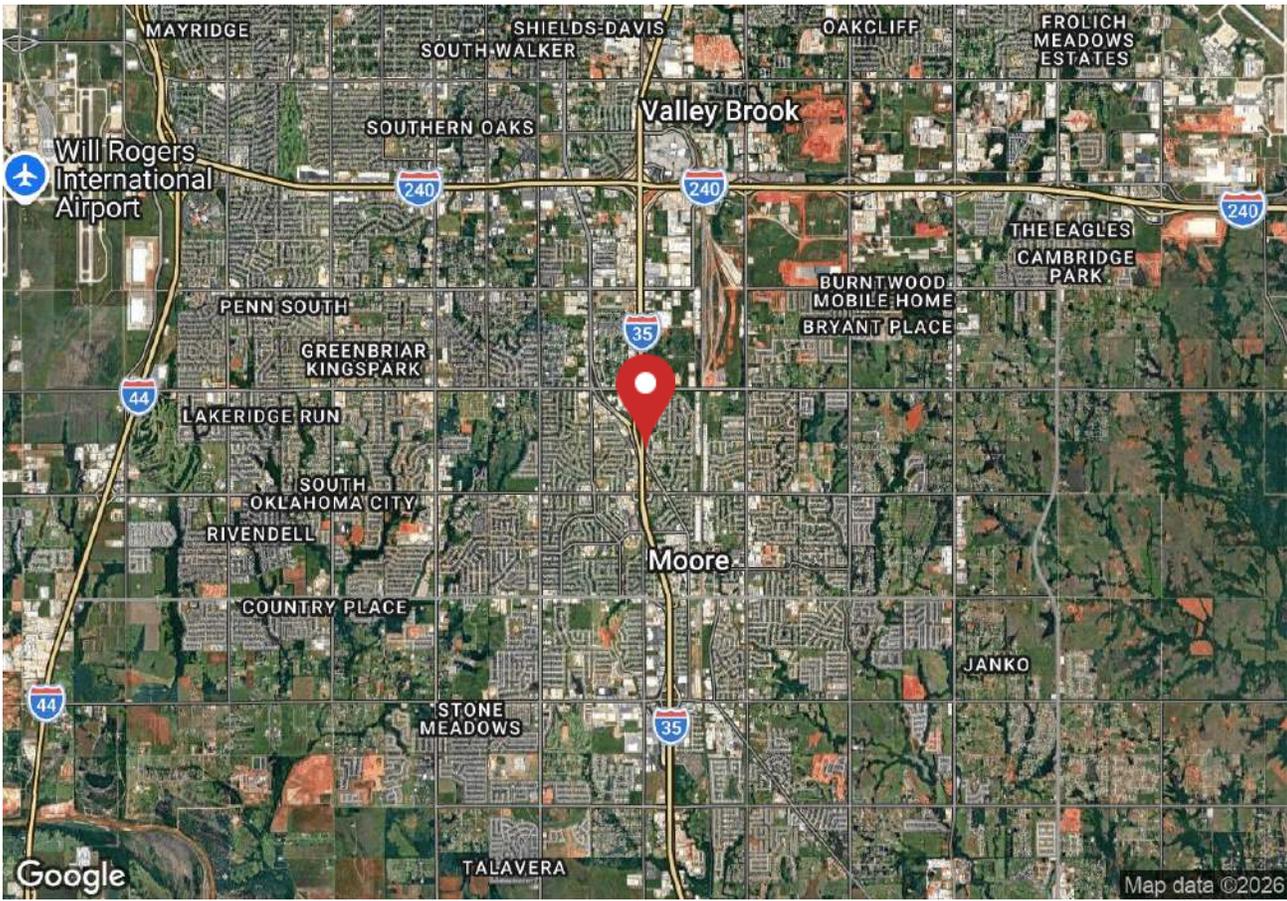
OFFERING SUMMARY

| | |
|-----------------|------------------------|
| Sale Price: | \$950,000 |
| Cap Rate: | 7.3% |
| NOI: | \$72,543.00 |
| Price per SF: | \$154.16/SF |
| Lot Size: | 0.7 Acres |
| Building Size: | 6,000 SF |
| Zoning: | C3, General Commercial |
| Year Built: | 1969 |
| Year Renovated: | 2021 |
| Occupancy: | 100% |

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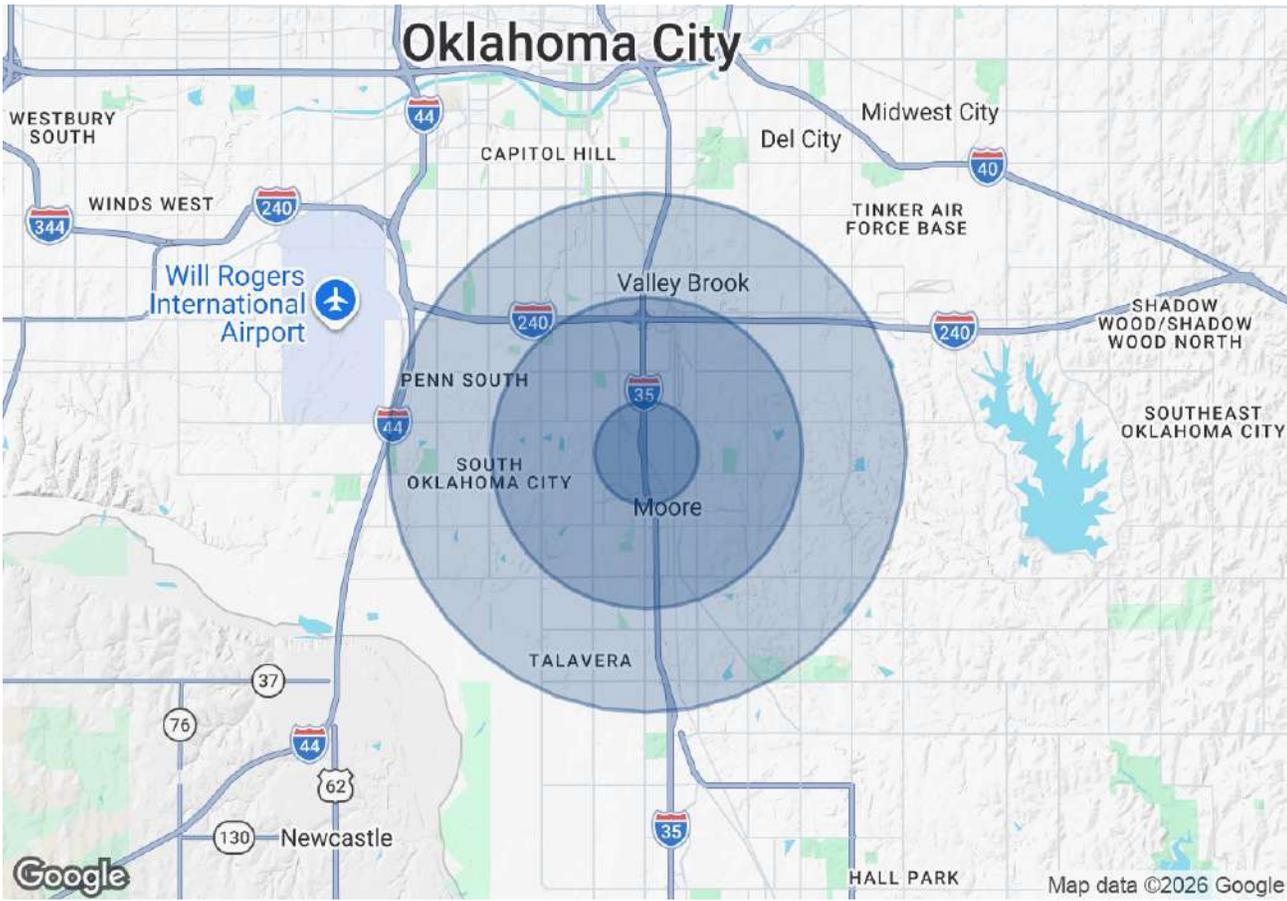
FOR SALE | 1930 N BROADWAY ST | 1930 NORTH BROADWAY STREET, MOORE, OK 73160



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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 12,883 | 83,982 | 190,027 |
| Average Age | 36 | 38 | 37 |
| Average Age (Male) | 35 | 37 | 36 |
| Average Age (Female) | 38 | 39 | 38 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,841 | 33,036 | 71,646 |
| # of Persons per HH | 2.7 | 2.5 | 2.7 |
| Average HH Income | \$73,346 | \$82,358 | \$80,983 |
| Average House Value | \$171,060 | \$218,681 | \$212,582 |

Demographics data derived from AlphaMap

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