

# INVESTMENT OPPORTUNITY

205 N. Kerr Blvd  
Sallisaw



**SEITER &  
WRIGHT**  
COMMERCIAL PROPERTIES  
3307 OLD GREENWOOD RD, STE A - FT SMITH, AR

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## DEMOGRAPHICS

### WITHIN A 0-1 MINUTE DRIVE...

2024

Population: 3,381

Households: 1,338

Median Age: 35.4

Median Household Income: \$39,882

Average Household Income \$68,286

### WITHIN A 1-3 MINUTE DRIVE...

2024

Population: 5,422

Households: 2,156

Median Age: 41

Median Household Income: \$52,993

Average Household Income \$75,151

### WITHIN A 3-5 MINUTE DRIVE...

2024

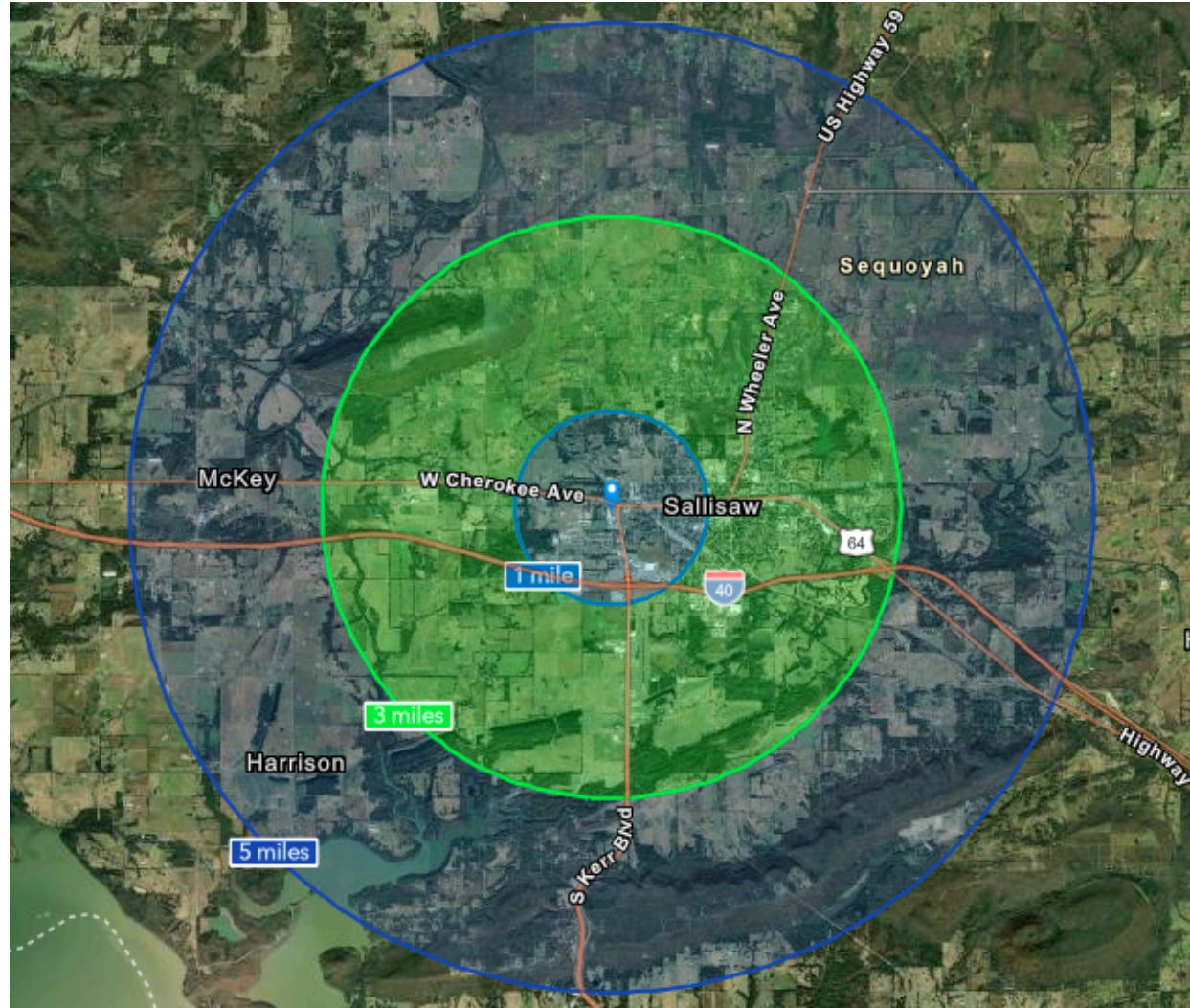
Population: 2,065

Households: 826

Median Age: 46

Median Household Income: \$58,776

Average Household Income \$79,514



Investment opportunity in Sallisaw, Oklahoma. Dollar General location on an absolute net lease basis. Building consists of 7,500 square feet situated on 1.22 acres. Subject property has been remodeled in the past year. Purchase price is \$885,000 with a 7.5% cap rate. Located right off the corner of S Kerr Blvd (HWY 59) and Cherokee Ave (HWY 64), just one mile from Interstate 40. Nearby users include Firststar Bank, EZ Mart, Casey's General Store, Blue Jay Inn, Blue Ribbon Diner, Cellofoam Building Products, Bootleggers Liquor, and Onin Staffing.





# EXECUTIVE SUMMARY

Land Area	1.22 AC
Building Size	7,500 SF
Year Built	1995
Effective Age	15 Years
Remaining Economic Life	20 years
Current Occupancy	100%
Remaining Lease Term (Base)	61 months
No & Term of Options	2 options at 5 years
Expiration Date (Base + Options)	May 31, 2039
Remaining Lease Term (Base + Options)	181 Months
Assignment/Subletting	Allowed
Termination Clause	None

Contract Rental Rate	\$/SF/YR	Total \$/YR
Base Lease Rate	\$9.28	\$69,600
Option Term 1	\$10.21	\$76,560
Option Term 2	\$11.23	\$84,216
Escalations		10%/renewal option
Lessor Expenses		None
Lessee Expenses		NNN
Expense Cap: None		
Effective Gross Income	\$69,600	\$9.28/SF
Operating Expenses	\$0	\$0.00
Expense Ratio	\$0%	
Net Operating Income	\$69,600	\$9.28/SF