



SHOPPES OF GROVE

1702 & 1722 S Main St - Grove, OK 74344

In Cooperation With Sands Investment Group Oklahoma LLC – Lic. #207753
BoR: Tom Gorman – Lic. OK #207754

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively offer for sale the new construction 62,225 SF Shoppes of Grove featuring Ross, Marshalls, Bealls, and a 2,225 SF Starbucks outparcel located at the signalized intersection of S Main St & W 18th St in the city of Grove, Oklahoma. With a WALT of over 8 years and 68% of the GLA made up of investment-grade credit, this asset provides an investor with a long-term, secure income stream. Each lease features increases every 5 years, providing a hedge against inflation. The subject property is situated on the main retail arterial within the trade area and benefits from a destination location across the street from a Walmart Supercenter, Lowe's Home Improvement, and other high-profile retailers. Offered at below \$146 PSF and a 6.67% CAP rate, this opportunity offers an attractive yield compared with alternative investment opportunities at below replacement cost.

Sale Price	\$9,050,000
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OFFERING SUMMARY

Cap Rate:	6.67%
NOI:	\$603,375
Price / SF:	\$145.44

BUILDING INFORMATION

Street Address:	1702 & 1722 S Main St.
City, State, Zip:	Grove, OK 74344
County:	Delaware
Building Size:	62,225 SF
Lot Size:	5.44 Acres



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- New Construction Power Center Featuring National Credit Tenants:** The Shoppes of Grove boasts a strong national tenant mix, including Ross Dress For Less, Marshalls, Bealls, and a Starbucks outparcel.
- Long Term Triple Net (NNN) Leases:** WALT of over 8 years, providing long-term passive investment with minimum landlord responsibilities.
- Strong Credit Investment Opportunity:** Over 68% of the income stream is guaranteed by investment-grade credit, providing a new investor with a high level of long-term security.
- Attractive Rental Increases:** 100% of the tenants have increases every 5 years, providing a consistent hedge against inflation.
- Starbucks Outparcel:** Providing a new buyer opportunity to sell Starbucks separately in the future.
- Below Market Rents / Priced Below Replacement Cost:** Leases negotiated in 2022 resulting in below market rents and low cost per square foot to the new investor.
- Destination Location Retail Setting:** Located on a primary retail arterial with major frontage on S Main Street across from Walmart Supercenter & Lowe's Home Improvement, among other high-profile retailers.
- Major Thoroughfare to Grand Lake:** Providing a built-in customer base for tenants.
- Grove is Home to Many "Second Home" Owners From Nearby Cities With Major Employment Hubs:** Creating an additional population base to serve.

RENT ROLL

RENT ROLL												
Tenant Name	Unit Size	% of GLA	Lease Start	Lease End	Annual Rent	Monthly Rent	Changes In	Changes To	Lease Type	Increases	Options	
Burkes Outlet (Bealls)	20,000	33.33%	12/4/2024	1/30/2035	\$155,000	\$12,917	2029	\$170,500	NNN	10% Every 5 Years	5 x 5 Years	
Marshalls	22,000	36.67%	9/12/2024	9/29/2034	\$209,000	\$17,417	2029	\$220,000	NNN	10% Every 5 Years	4 x 5 Years	
Ross Dress For Less	18,000	30.00%	10/9/2024	1/31/2035	\$117,000	\$9,750	2029	\$126,000	NNN	10% Every 5 Years	4 x 5 Years	
TOTAL:	60,000	100%										
OUTPARCEL												
Starbucks	2,225		1/6/2024	2/28/2034	\$122,375	\$10,198	2028	\$132,165	ABS NNN	10% Every 5 Years	4 x 5 Years	
Total Rental Income: \$603,375 \$50,281												

INCOME & EXPENSES

FINANCIAL ANALYSIS - INCOME & EXPENSES		
Income Summary	Current	Per SF
Base Rent	\$603,375	\$10.06
Tenant NNN Reimbursements	\$84,200	\$1.40
Effective Gross Income	\$687,575	\$11.46
Expense Summary	Current	Per SF
CAM	\$35,000	\$0.58
Real Estate Taxes	\$24,000	\$0.40
Insurance	\$25,200	\$0.42
Total Operating Expenses	\$84,200	\$1.40
Net Operating Income	\$603,375	\$10.06

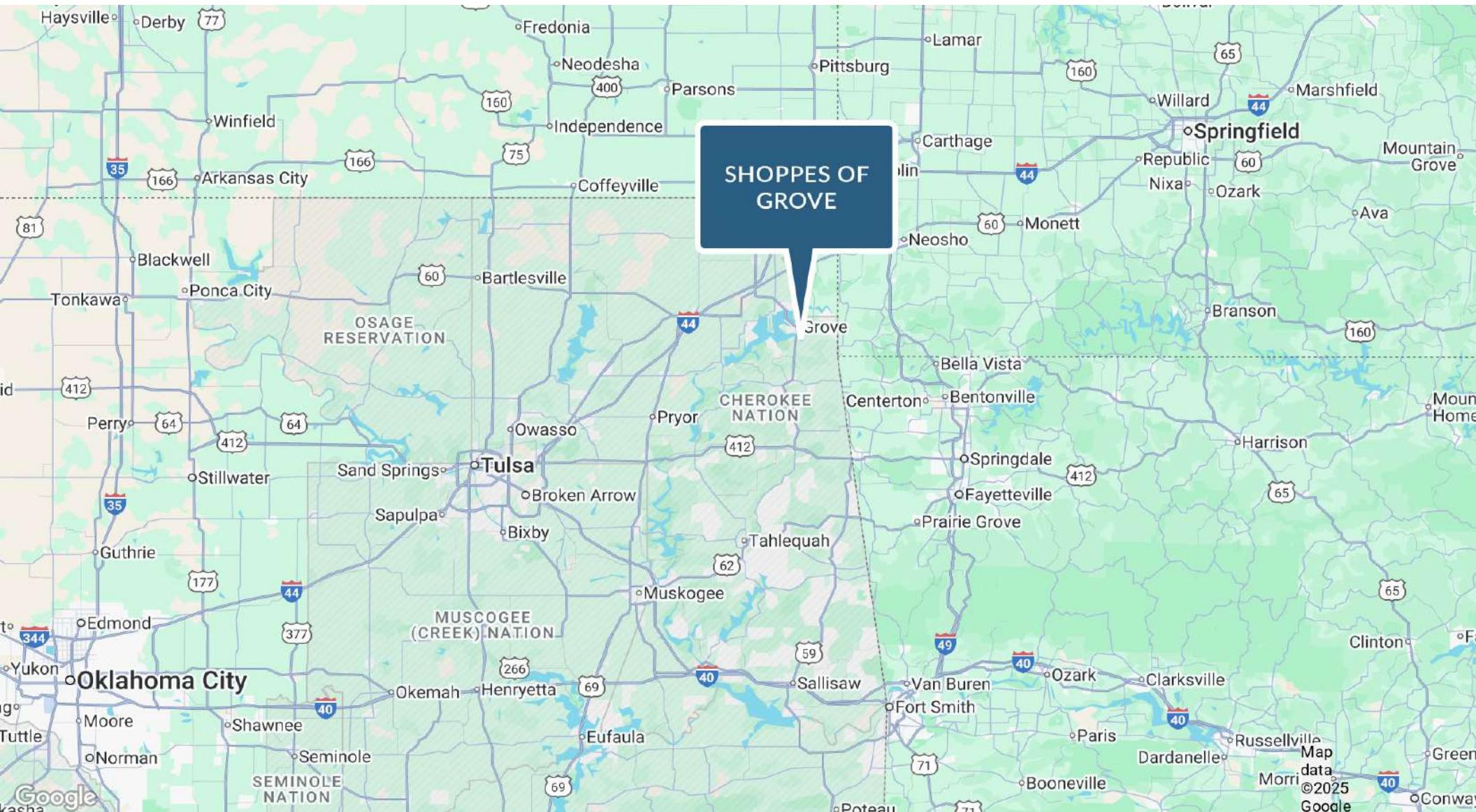




SECTION 2

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



AERIAL MAP



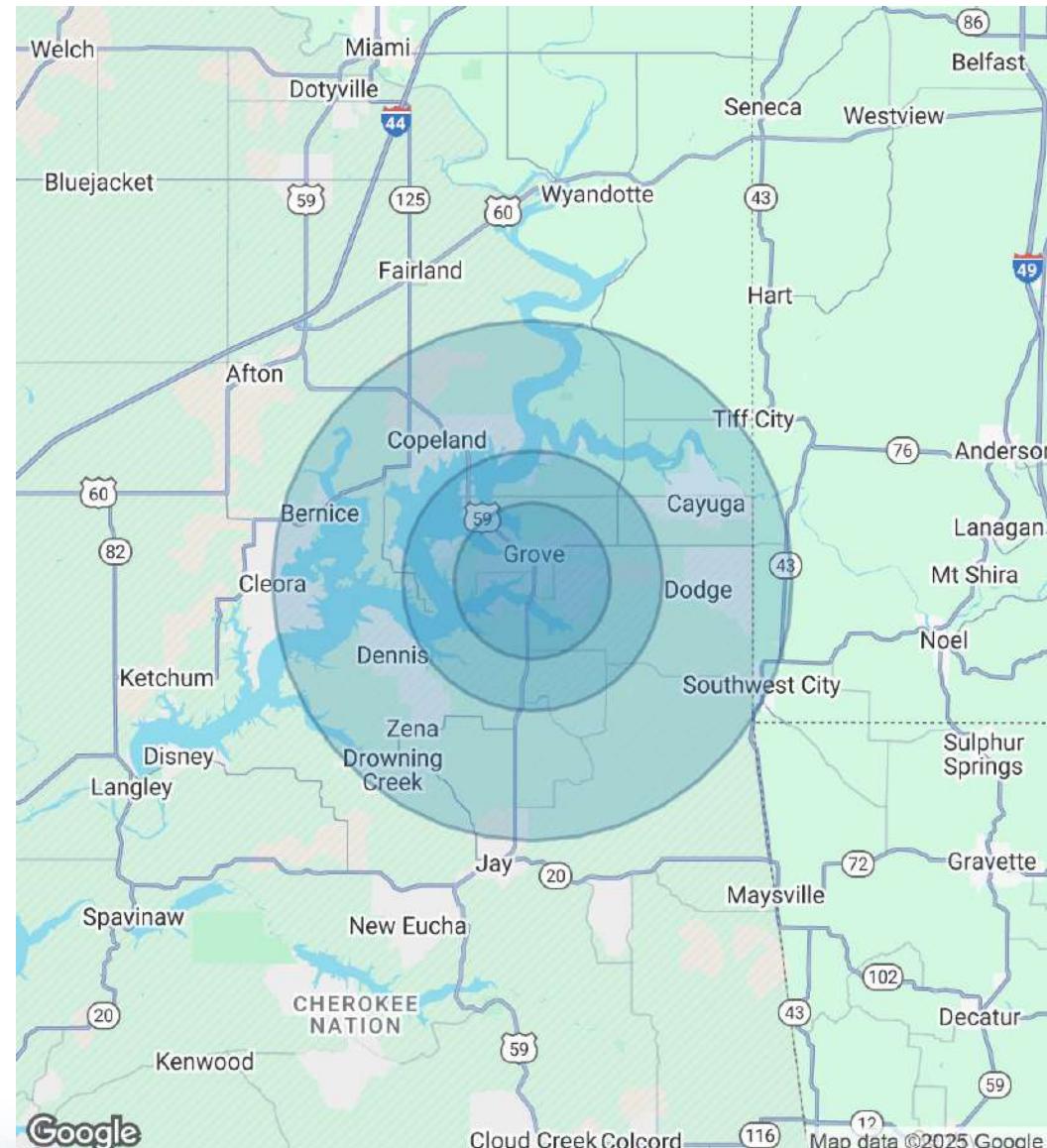
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	8,957	13,473	25,330
Average Age	47	48	48
Average Age (Male)	46	47	47
Average Age (Female)	48	49	49

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,902	5,896	10,986
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$87,940	\$85,423	\$79,579
Average House Value	\$311,644	\$301,256	\$268,057

TRAFFIC COUNTS

S Main St	15,727 VPD
W 3rd St	14,088 VPD
Har-Ber Rd	5,782 VPD





SECTION 3

AREA OVERVIEW

CITY OVERVIEW



Grove, OK



Orizon Aerostructures

GROVE, OK

Grove, Oklahoma, in Delaware County, is 50 miles Northwest of Fayetteville, Arkansas, and 74 miles Northeast of Tulsa, Oklahoma. Grove is a small city in Delaware County, Oklahoma, on the east side of the Grand Lake o' the Cherokees. Grove's rich heritage has created a thriving town that has prospered due to many resources and attractions. The largest city on Grand Lake O' the Cherokees, Grove is the economic, housing, entertainment, and healthcare center for its eastern shores. Hosting thousands of visitors each year, Grove is very accessible - just a short 15-minute drive from Interstate 44 (Will Rogers Turnpike) with two airports serving the area, and a short drive from Tulsa, Joplin, Missouri, and Northwest Arkansas. Grove has a 2025 population of 7,420.

Progressive & pro-business, Grove is one of Northeast Oklahoma's fastest-growing communities. Grove serves as a retail hub for Northeast Oklahoma, Southwest Missouri, and Northwest Arkansas. Numerous national retail chains have located in the Grove in addition to many locally-owned and operated businesses. Industry in Grove thrives as well, and the community is noted for its impressive and growing aviation and aerospace cluster. Industries such as Orizon Aerostructures, Valence Grove, Ferra Aerospace, Malone's CNC Machining, and others continue to grow and prosper in the community. As the aerospace sector has grown to be Oklahoma's second-largest contributor to the state's economy, trailing only the oil and gas industry, the Grove area is playing a key role in that growth. The aerospace industry in Oklahoma employs about 120,000 people. Will Rogers World Airport provides facilities for air transportation.

While in Grove, one can pay a visit to a number of museums and historic sites, such as the Har-Ber Village, the Dobson Museum, and the George Washington Carver National Monument. The Lendonwood Gardens, the Grand Lake O' Cherokees, and the Honey Creek Recreation Area offer a wide variety of recreational opportunities. Apart from these, the city hosts various annual festivals like the American Heritage Music Festival, Grovefest, Pelican Festival, Cajun Festival, and the Jana Jae Fiddle Camp and Music Fest. Grove is also home to the Grand Lake Casino and is famous for its Bassmaster Classic fishing tournament. Honey Creek Area is a 38-acre park in Grove, on the shore of Grand Lake, a part of the Grand Lake State Park.

GET FINANCING



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The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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