

1815 S Air Depot Blvd – Investment Opportunity

Midwest City, Oklahoma

Neighborhood Retail Strip | Value-Add Opportunity

Property Overview

- Approximately 9,552 SF retail strip
- ±0.78-acre parcel
- Built 1955 | Class C Retail
- C-3 General Commercial zoning
- 100% occupied with 8 local service and retail tenants
- Modified Gross (MG) leases

Financial Highlights

- Current annual gross rent: ~\$103,740
- Current NOI: ~\$75,000
- Current rent: ~\$10.86/SF annually
- Below-market rents with upside potential

Investment Highlights

- Fully leased neighborhood retail center
- Strong visibility and frontage on S Air Depot Blvd
- Functional suite sizes for service-oriented tenants
- Opportunity to increase NOI through rent growth and lease restructuring
- Attractive land component for future redevelopment or repositioning

Buyer to verify all financials, square footage, zoning, and permitted uses.



Rent Roll & Financial Summary

Address	Tenant Name	Monthly Rent	Lease Start	Lease End	Lease Type	Rent Type	Sq Ft	Rent Increases	Notes
1801 S Air Depot	Tana Thai	\$1,250.00	11/1/2021	10/31/2025	New Lease	MG	1,250	N/A	
1803 S Air Depot	Shelter Mutual Insurance	\$1,000.00	8/1/2021	7/31/2026	New Lease	MG	1,250	N/A	
1805 S Air Depot	Tinker games	\$1,000.00	12/1/2025	12/1/2027	New Lease	MG	1,250	N/A	1st Y \$1000 2nd Y \$1075 3rd Y \$1150
1807 S Air Depot	Nails Today	\$900.00	9/1/2022	8/30/2026	New Lease	MG	1,250	N/A	
1809-1811 S Air Depot	Akropolis	\$1,600.00	10/1/2022	9/30/2026	New Lease	MG	2,000	N/A	tenant has 1809 and 1811 space combined; 1,000 SF each
1813 S Air Depot	Clipper Cuts	\$995.00	10/1/2021	9/30/2025	New Lease	MG	1,000	N/A	
1815 S Air Depot	Dynamic business & tax	\$1,000.00	8/1/2024	8/1/2029	New Lease	MG	1,000	N/A	
1817 S Air Depot	Young's Tailor	\$900.00	9/1/2022	8/30/2026	New Lease	MG	1,000	N/A	

	January	February	March	April	May	June	July	August	September	October	December	Projected Rent
Rental Income	\$7,645.00	\$7,645.00	\$7,745.00	\$7,745.00	\$7,745.00	\$7,745.00	\$7,745.00	\$7,745.00	\$7,745.00	\$7,745.00	\$8,745	\$11,667.00
Taxes	\$1,292.58	\$1,292.58	\$1,292.58	\$1,292.58	\$1,292.58	\$1,292.58	\$1,292.58	\$1,292.58	\$1,292.58	\$1,292.58	\$1,292.58	\$1,292.58
Insurance	\$921.03	\$921.03	\$921.03	\$921.03	\$921.03	\$921.03	\$921.03	\$921.03	\$921.03	\$921.03	\$921.03	\$921.03
Utilities (parking lights)	\$104.39	\$104.39	\$104.39	\$104.39	\$104.39	\$104.39	\$104.39	\$104.39	\$104.39	\$104.39	\$104.39	\$104.39
Landscape	\$0.00	\$0.00	\$0.00	\$80.00	\$160.00	\$80.00	\$80.00	\$80.00	\$80.00	\$0.00	\$0.00	\$160.00
Repairs and Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$250.00	\$0.00	\$0.00	\$50.00
Total Expense	\$2,318.00	\$2,318.00	\$2,318.00	\$2,398.00	\$2,478.00	\$2,398.00	\$2,398.00	\$2,698.00	\$2,398.00	\$2,648.00	\$2,318.00	\$2,528.00
Net Income	\$5,327.00	\$5,327.00	\$5,427.00	\$5,347.00	\$5,267.00	\$5,347.00	\$5,347.00	\$5,047.00	\$5,347.00	\$5,097.00	\$5,427.00	\$9,139.00