

DANFORTH SQUARE

730-828 Danforth Rd, Edmond, OK 73003



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Danforth Square
730-828 W. Danforth, Edmond, OK

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Executive Summary



Offering Detail

Sale Price:	\$7,864,034
NOI:	\$467,827
Cap Rate:	5.95%
Building Size:	74,412 SF
Occupancy:	100%
Land Size:	8.99 AC
Price / SF:	\$106.00
Year Built:	1999

Demographics

		1 Mile	3 Miles	5 Miles
Total Households	2022	4,367	30,833	61,012
	2027 Projection	4,386	31,406	62,294
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Total Population	2022	10,693	80,144	160,210
	2027 Projection	10,748	81,888	164,042
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Average HH Income	2022	\$85,185	\$119,480	\$131,835
	2027 Projection	\$99,288	\$136,422	\$149,241

Property Overview

- All Nine Tenants are on Triple-Net Leases
- Hobby Lobby Executed Recent 7 Year Renewal
- Consistent Growth in Local Population & Income
- Excellent Owner/Manager Maintenance Program
- 100% Occupancy as of Oct/2022
- Local Dynamics from Parks, Schools & Retailers
- Potential Under Market Rent Opportunity

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Location Information



EVERY BITE
Schlotzsky's
LOTZ BETTER

Boom-a-rang
DINER

Hallmark

MIDFIRST BANK

SHERWIN WILLIAMS

McDonald's

KELLY AVE.

DANFORTH RD.

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