

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,195,000
Building Size:	4,833 SF
Lot Size:	23,087 SF
Number of Units:	1
Price / SF:	\$247.26
Cap Rate:	7.28%
NOI:	\$86,994
Year Built:	2002

### PROPERTY OVERVIEW

Currently offered as a NNN investment sale, China Fu is located at 2035 S Meridian Ave, Oklahoma City, OK. Located in the S Meridian Corridor, China Fu sees high traffic due to its close proximity to Will Rodgers International Airport. Surrounded by hotels, the building features strong visibility and ample parking. China Fu is an authentic Chinese restaurant.

### PROPERTY HIGHLIGHTS

- NNN Lease
- Asset Can be Sold Individually or Apart of Portfolio
- 7.28% Cap Rate
- Lease Expiration 7/20/2028
- Strong Local Operator
- Rent Escalations at Time of Renewal (2028)
- Regional Draw

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2035 S MERIDIAN AVE (CHINA FU) FOR SALE  
2035 S MERIDIAN AVE | OKLAHOMA CITY, OK 73108

## ADDITIONAL PHOTOS



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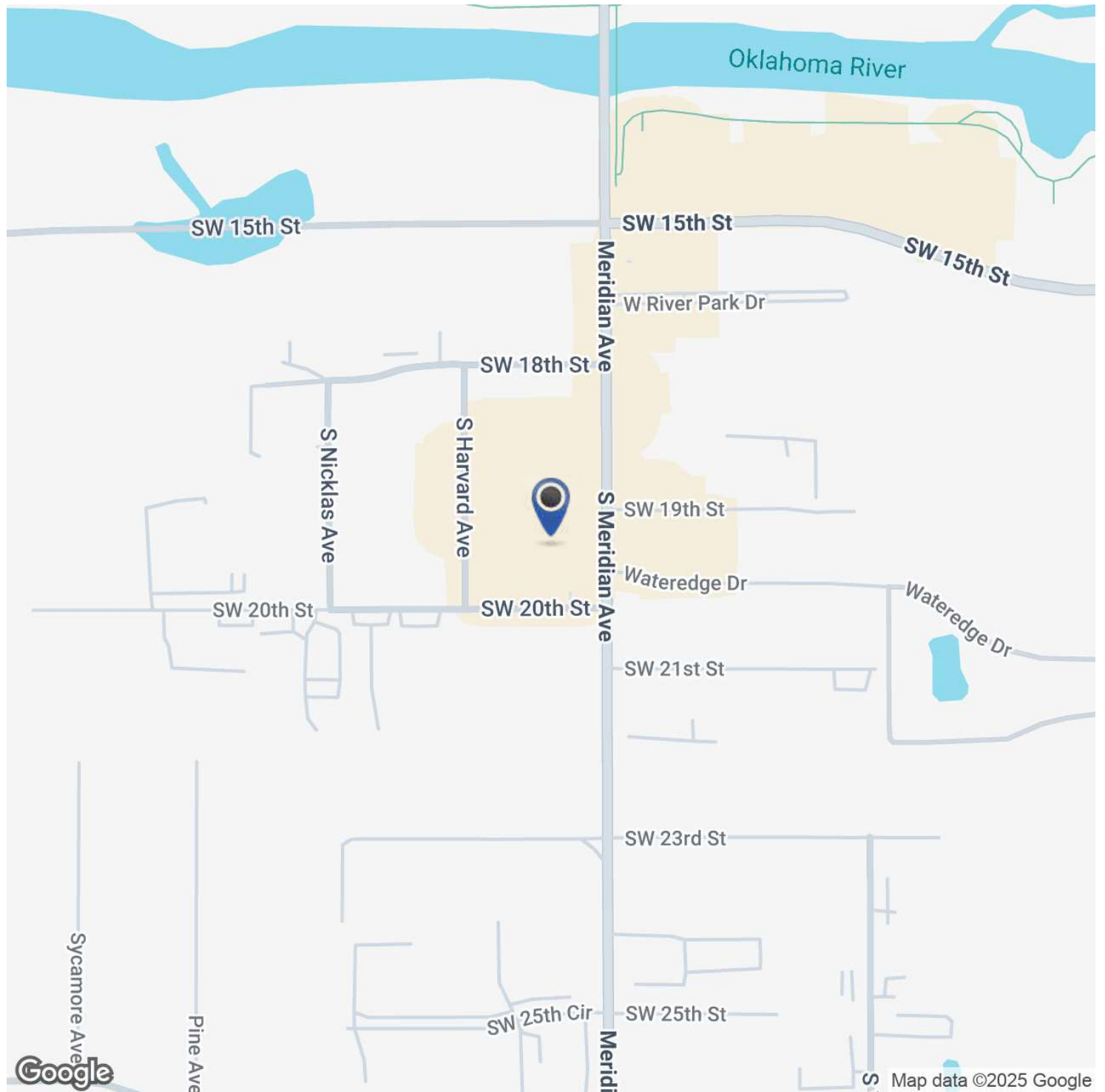
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## LOCATION MAP



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## RETAILER MAP

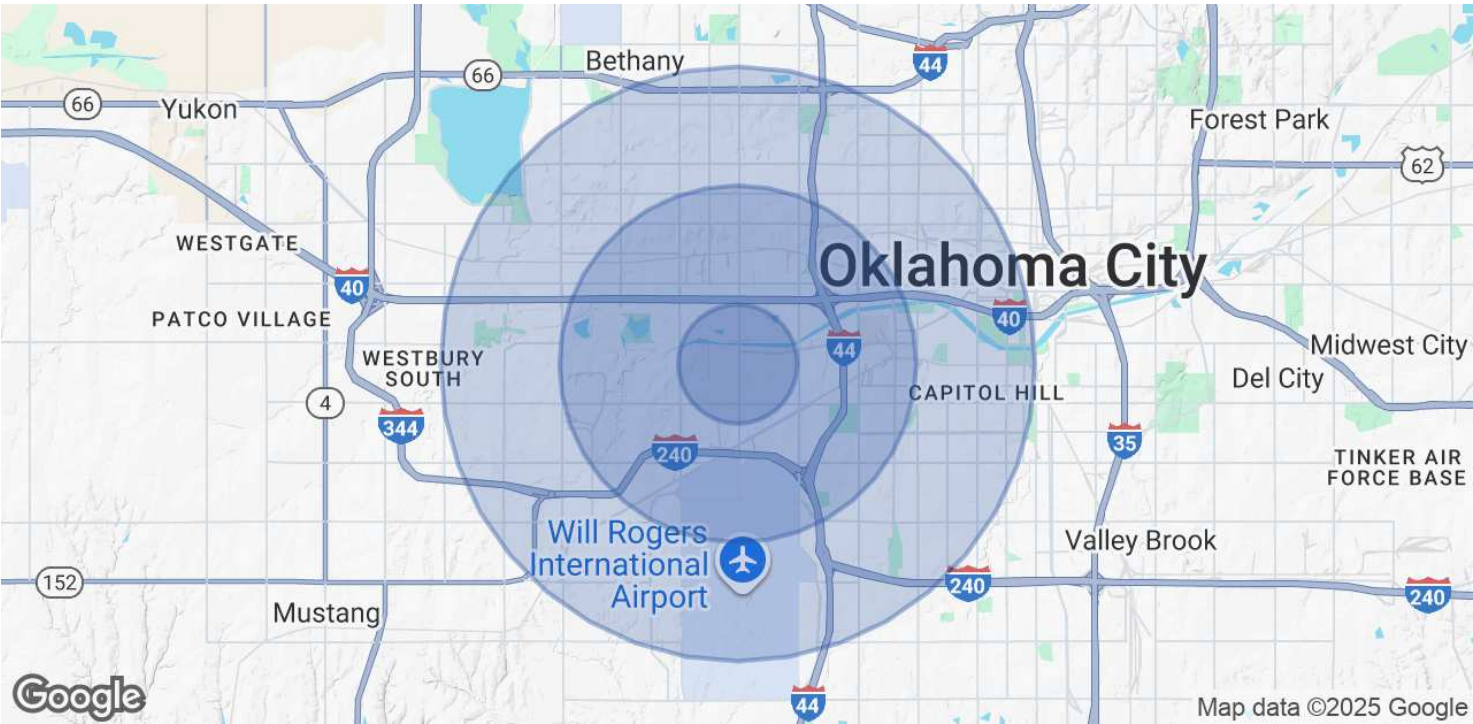


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,752	40,498	192,385
Average Age	36	34	36
Average Age (Male)	36	34	35
Average Age (Female)	37	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,135	14,670	71,414
# of Persons per HH	2.4	2.8	2.7
Average HH Income	\$77,523	\$52,507	\$65,391
Average House Value	\$99,940	\$118,087	\$177,666

Demographics data derived from AlphaMap