



Charter School NNN Investment Sale

MCP MCGRAW
COMMERCIAL
PROPERTIES

DREW DOSSEY, CCIM
Vice President
918.740.7707
ddossey@mcgrawcp.com

269 S. 7th Street, Vinita,
OK 74301

Property Summary



PROPERTY DESCRIPTION

Investment Sale: The building is occupied by a single tenant that is funded by Oklahoma Public Schools with a long-term NNN lease at a 7.28% cap rate.

PROPERTY HIGHLIGHTS

- Stable Tenant
- Long-Term NNN Lease
- 7.28% Cap Rate
- Located Across The Street From Walmart

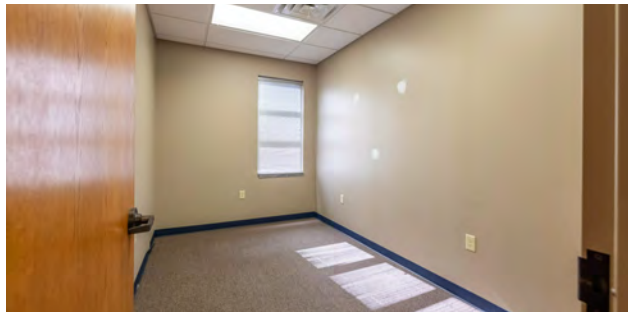
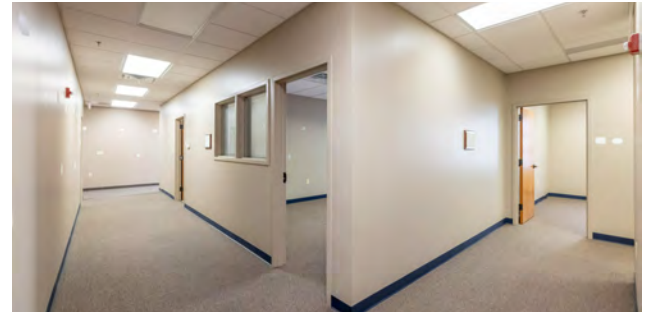
OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	5 Acres
Building Size:	10,179 SF

DREW DOSSEY

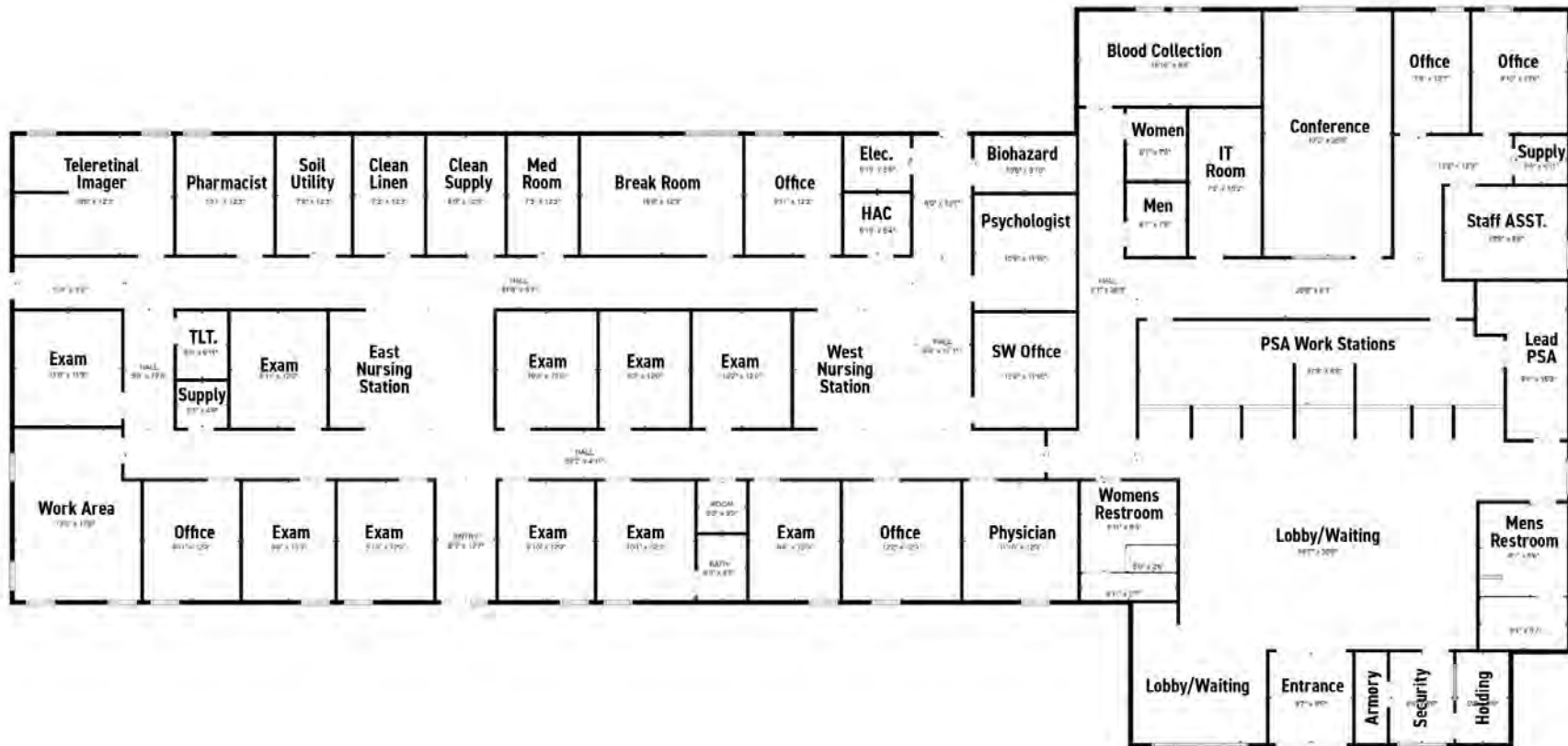
Vice President
918.550.4455
ddossey@mcgrawcp.com

Additional Photos



Additional Photos





LOCATION



INFORMATION



Location Map



Google

Map data ©2024 Imagery ©2024 CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

DEMOGRAPHICS

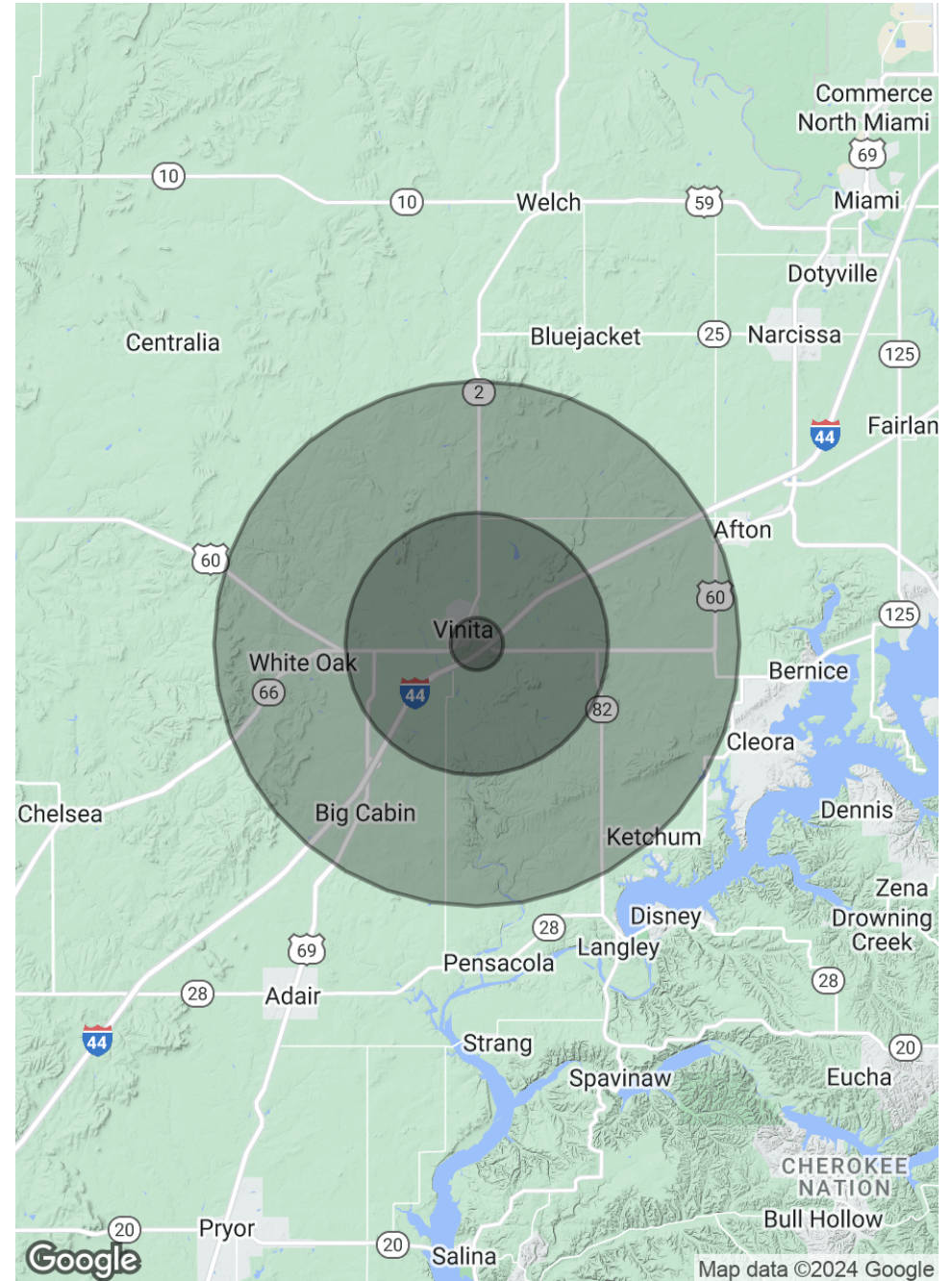


Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	788	7,328	12,067
Average Age	41.6	42.0	42.3
Average Age (Male)	36.4	39.1	40.2
Average Age (Female)	47.5	45.4	44.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	408	3,410	6,005
# of Persons per HH	1.9	2.1	2.0
Average HH Income	\$33,245	\$40,527	\$41,896
Average House Value	\$90,548	\$103,630	\$128,609

2020 American Community Survey (ACS)





DREW DOSSEY, CCIM

Vice President

ddossey@mcgrawcp.com

Cell: **918.740.7707**

MCP - McGraw Commercial Properties

4105 S. Rockford Ave.

Tulsa, OK 74105

918.550.4455