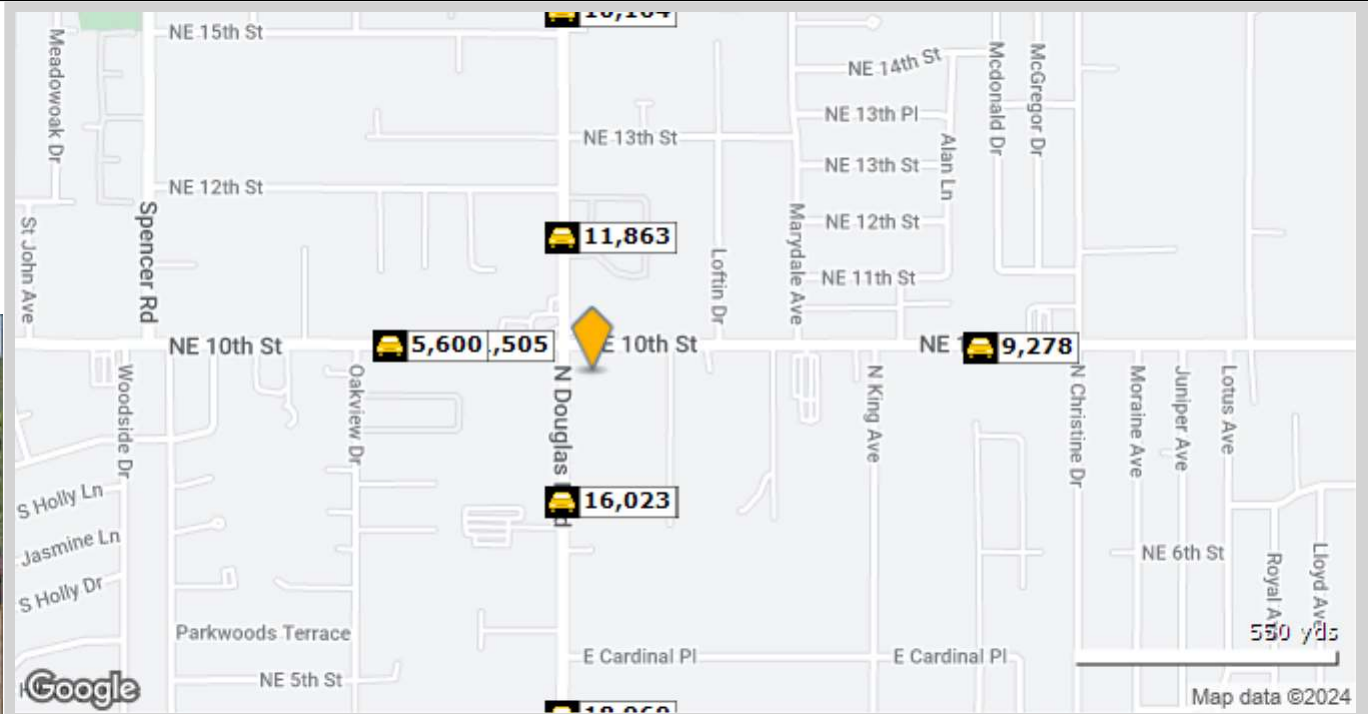


Traffic Count Report

Ben's Plaza

1020-1048 N Douglas Blvd, Oklahoma City, OK 73130

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **8,600 SF**
 Year Built: **1981**
 Total Available: **3,450 SF**
 % Leased: **59.88%**
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N Douglas Blvd	NE 10th St	0.19 N	2020	16,451	MPSI	.16
2 N Douglas Blvd	NE 10th St	0.19 N	2022	16,023	MPSI	.16
3 N Douglas Blvd	NE 12th St	0.05 N	2018	13,292	MPSI	.17
4 N Douglas Blvd	NE 12th St	0.05 N	2020	12,608	MPSI	.17
5 N Douglas Blvd	NE 12th St	0.05 N	2022	11,863	MPSI	.17
6 NE 10th St	Oakview Dr	0.10 W	2022	11,505	MPSI	.18
7 Northeast 10th Street	Oakview Dr	0.10 W	2019	5,600	AADT	.24
8 North Douglas Boulevard		0.00	2022	18,960	MPSI	.41
9 N Douglas Blvd	NE 15th St	0.03 S	2022	10,164	MPSI	.44
10 NE 10th St	N Lee Dr	0.10 W	2018	9,278	MPSI	.47



Property Summary Report

1020-1048 N Douglas Blvd

Oklahoma City, OK 73130 - East Oklahoma County Submarket



BUILDING

Type	2 Star Retail Storefront Retail/Office (Strip Center)
Tenancy	Multi
Year Built	1981
GLA	8,600 SF
Stories	1
Typical Floor	8,600 SF
Docks	None
Construction	Masonry

LAND

Land Acres	0.74 AC
Zoning	commercial
Parcels	155258600

TENANTS

Locksmith Okc	2,000 SF
Discount Music	1,000 SF
Mr. Tackle	1,000 SF
A1 Communications	-

Flash Cash	1,500 SF
Heavenly Smiles Outreach	1,000 SF
Nth Print	500 SF

BUILDING AMENITIES

- Pylon Sign
- Signage
- Signalized Intersection

FOR LEASE

Smallest Space	150 SF	Office/Ret Avail	3,300 SF
Max Contiguous	1,100 SF	Retail Avail	150 SF
# of Spaces	4	Total Avail	3,450 SF
Vacant	3,450 SF		
% Leased	59.9%		
Rent	\$10.20		
Service Type	Net		

Property Summary Report

1020-1048 N Douglas Blvd



Oklahoma City, OK 73130 - East Oklahoma County Submarket

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	On Corner By	Retail	Direct	150	150	150	Withheld	Vacant	Negotiable
P 1st	3	Off/Ret	Direct	1,100	1,100	1,100	\$10.20 N	Vacant	Negotiable
P 1st	2	Off/Ret	Direct	1,100	1,100	1,100	\$10.20 N	Vacant	Negotiable
P 1st	1	Off/Ret	Direct	1,100	1,100	1,100	\$10.20 N	Vacant	Negotiable

SALE

For Sale	\$995,000 (\$115.70/SF)
Sale Type	Investment
Status	Active

TRAFFIC & FRONTAGE

Traffic Volume	16,023 on N Douglas Blvd & NE 10th St N (2022)
	18,960 on North Douglas Boulevard & - (2022)
Frontage	221' on Douglas Blvd (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	45 available (Surface); Ratio of 5.23/1,000 SF
Commuter Rail	16 min drive to Oklahoma City (Heartland Flyer - Amtrak)
Airport	33 min drive to Will Rogers World
Walk Score®	Car-Dependent (33)

PROPERTY CONTACTS

Sales Company	Senemar & Associates, LLC 205 E Memorial Rd Oklahoma City, OK 73131 (405) 724-7003 (p)	True Owner	Benham Golesorkhi 5950 39th St Oklahoma City, OK 73122 (405) 414-4654 (p)
Recorded Owner	Benham Golesorkhi 5950 39th St Oklahoma City, OK 73122 (405) 414-4654 (p)	Previous True Owner	Benham Golesorkhi 5950 39th St Oklahoma City, OK 73122 (405) 414-4654 (p)
Previous True Owner	Andrews Josie Mae 2304 Lakeside Cir Shawnee, OK 74801 (405) 275-4838 (p)		

SALE HIGHLIGHTS

- High Volume Traffic
- Douglas Frontage Visibility
- High Visibility Signage on Curb





1020-1048 N Douglas Blvd - Ben's Plaza



Location: **Oklahoma County Ret Cluster**
East Oklahoma County Ret Submarket
Oklahoma County
Oklahoma City, OK 73130

Building Type: **Retail/Storefront Retail/Office (Strip Center)**
 Bldg Status: **Built 1981**
 Building Size: **8,600 SF**
 Typical Floor Size: **8,600 SF**
 Stories: **1**
 Land Area: **0.74 AC**
 Total Avail: **3,450 SF**
 % Leased: **59.9%**
 Total Spaces Avail: **4**
 Smallest Space: **150 SF**
 Bldg Vacant: **3450**

Developer: -
 Management: -
 Recorded Owner: **Benham Golesorkhi**
 Expenses: **2021 Tax @ \$0.64/sf**

Parcel Number: **155258600**

Amenities: **Pylon Sign, Signage, Signalized Intersection**

Street Frontage: **221 feet on Douglas Blvd(with 2 curb cuts)**

Parking: **45 Surface Spaces are available; Ratio of 5.23/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1	1,100	1,100	1,100	\$10.20/n	Vacant	Negotiable	Direct
P 1st / Suite 2	1,100	1,100	1,100	\$10.20/n	Vacant	Negotiable	Direct
P 1st / Suite 3	1,100	1,100	1,100	\$10.20/n	Vacant	Negotiable	Direct
P 1st / Suite On Corner By Curb	150	150	150	Withheld	Vacant	Negotiable	Direct

Availability and Vacancy Analysis

Grand Totals

	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
	1	8,600	3,450	40.1%	3,450	40.1%	3,450	3,450	0	1,100	-



Consumer Spending Report

Ben's Plaza

1020-1048 N Douglas Blvd, Oklahoma City, OK 73130

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **8,600 SF**
 Year Built: **1981**
 Total Available: **3,450 SF**
 % Leased: **59.88%**
 Rent/SF/Yr: **Negotiable**



2023 Annual Spending (\$000s)	2 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$295,192	\$986,824	\$2,987,886
Total Apparel	\$16,389	\$53,620	\$162,693
Women's Apparel	6,138	19,978	60,310
Men's Apparel	3,091	10,500	32,186
Girl's Apparel	1,272	4,099	12,478
Boy's Apparel	980	3,185	9,592
Infant Apparel	887	2,871	8,695
Footwear	4,021	12,987	39,432
Total Entertainment & Hobbies	\$47,486	\$156,730	\$461,340
Entertainment	5,634	17,777	54,987
Audio & Visual Equipment/Service	11,703	37,740	110,881
Reading Materials	480	1,696	4,871
Pets, Toys, & Hobbies	7,331	25,388	74,192
Personal Items	22,338	74,128	216,409
Total Food and Alcohol	\$80,414	\$267,931	\$808,183
Food At Home	44,414	145,085	433,178
Food Away From Home	31,489	106,990	325,350
Alcoholic Beverages	4,511	15,856	49,656
Total Household	\$44,282	\$151,307	\$459,878
House Maintenance & Repair	10,743	36,569	105,403
Household Equip & Furnishings	17,205	58,643	179,118
Household Operations	12,567	42,671	131,247
Housing Costs	3,767	13,424	44,110

Consumer Spending Report

Ben's Plaza

1020-1048 N Douglas Blvd, Oklahoma City, OK 73130

2023 Annual Spending (000s)	2 Mile	5 Mile	10 Mile
Total Transportation/Maint.	\$79,881	\$263,062	\$805,198
Vehicle Purchases	41,640	137,254	421,827
Gasoline	23,000	74,308	221,063
Vehicle Expenses	928	3,668	12,594
Transportation	4,555	16,209	54,613
Automotive Repair & Maintenance	9,758	31,624	95,102
Total Health Care	\$14,285	\$48,487	\$141,679
Medical Services	7,444	25,780	76,687
Prescription Drugs	5,215	17,338	49,260
Medical Supplies	1,626	5,369	15,733
Total Education/Day Care	\$12,456	\$45,688	\$148,915
Education	7,861	28,884	94,790
Fees & Admissions	4,595	16,804	54,125