

PRICE EDWARDS AND CO.

FOR
SALE

6825 SOUTHEAST 29TH STREET

MIDWEST CITY, OK 73110



GIRMA MOANING

Retail Investment Specialist

gmoaning@pricedwards.com

O: 405.239.1244 C: 405.664.0062

Sale Price

Call For Pricing

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PROPERTY DESCRIPTION

Price Edwards & Co is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, drive-thru equipped, Surf Bar investment property located in Midwest City, Oklahoma (Oklahoma City MSA). The tenant, Johnnie's Group, LLC, has over 3 years remaining on its current lease term. The lease is absolute NNN with zero landlord responsibilities, making this an ideal, management-free investment opportunity for a passive investor. Jones Boys Enterprise, LLC (dba Surf Bar) currently occupies the building as a subtenant, paying monthly rent in the amount of \$9,047 from 8/1/2022 to 11/30/2028.

PROPERTY HIGHLIGHTS

- Absolute NNN - Zero Landlord Responsibilities
- 3 Years Remaining on Current Lease - Sublease with Surf Bar
- Newly-Renovated Restaurant

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OFFERING SUMMARY

Sale Price:	Call for Pricing
Lot Size:	13,068 SF
Building Size:	2,730 SF
NOI:	\$108,564.00
Cap Rate:	6.78%

TRAFFIC COUNTS

SE 29th Street	east/west	25,823/19,033 - 2021
I-40	Northwest	67,432 - 2018

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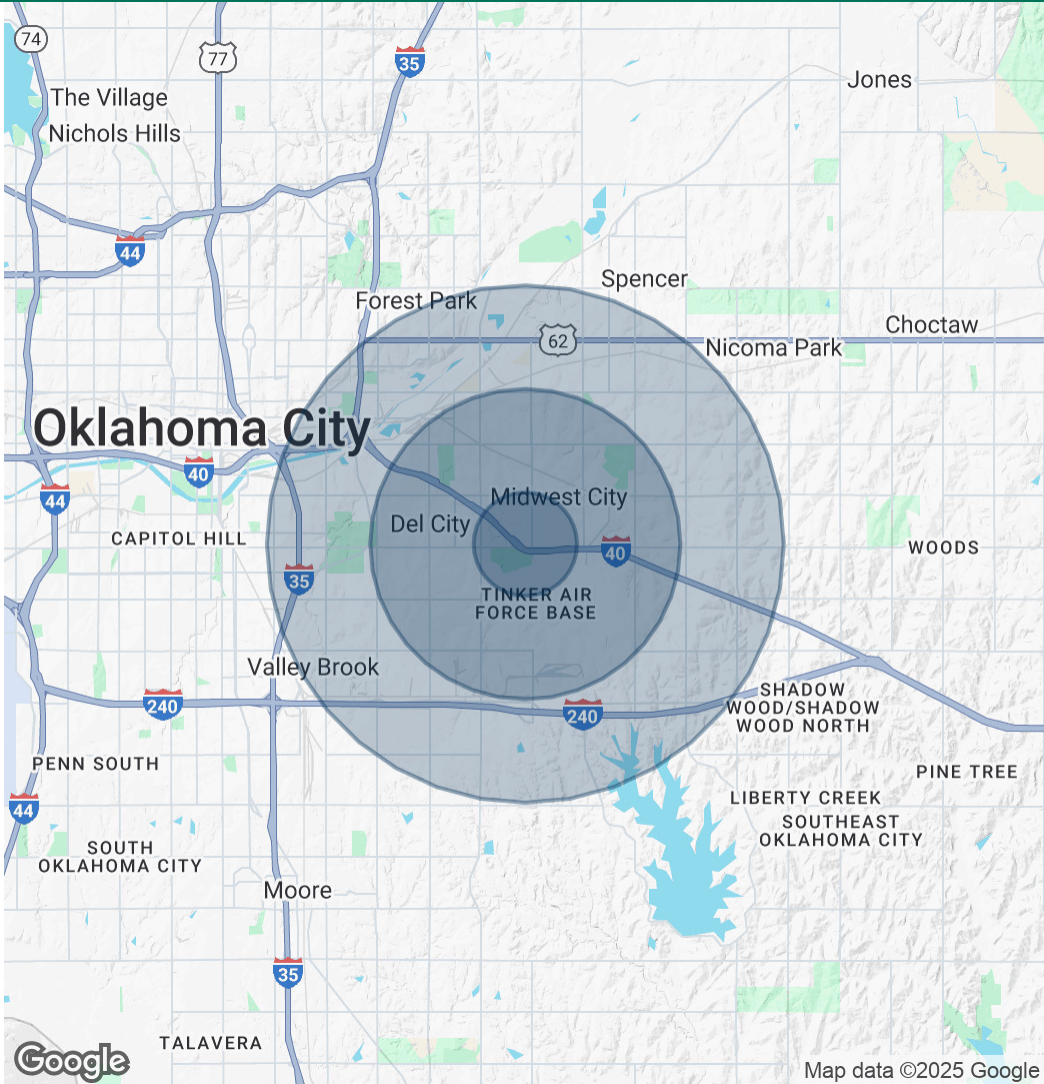
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,536	67,441	126,844
Average Age	35	38	38
Average Age (Male)	34	36	37
Average Age (Female)	37	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,731	27,368	50,411
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$53,896	\$66,131	\$69,356
Average House Value	\$134,574	\$160,212	\$173,014

Demographics data derived from AlphaMap 11262025



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