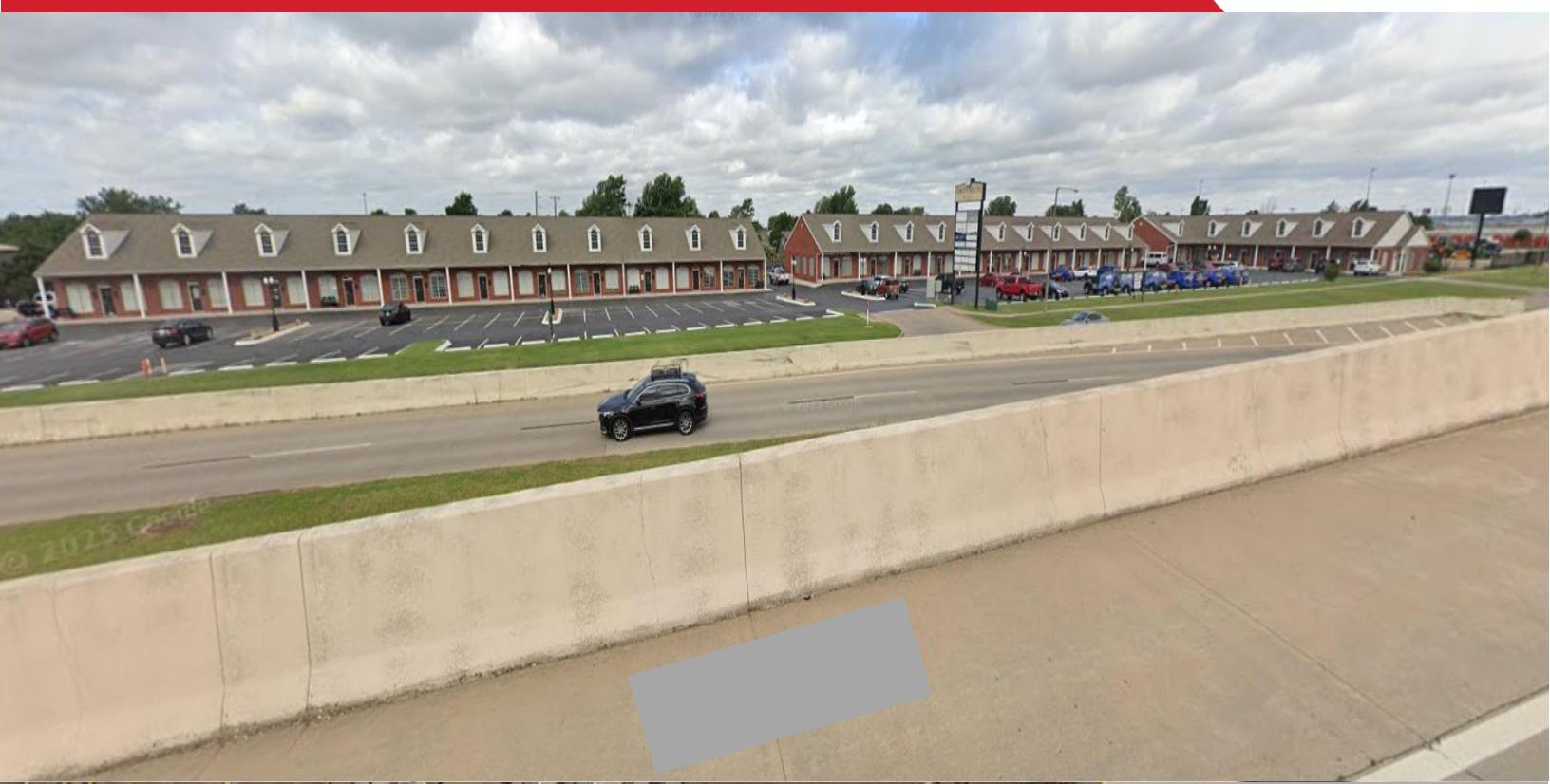


For Sale

1901 – 1915 N. Moore Ave.
Moore, OK 73160



North Moore Plaza



PROPERTY INFORMATION:

Address:	1901–1915 N. Moore Ave.
City/State/Zip	Moore, OK 73160
Sales Price:	\$3,900,000
NOI:	\$302,062
CAP Rate:	7.750%
Building Size SF	36,034
Price \$PSF:	\$108.23
Total Units:	30 Units – 16 Tenants
Unit Dimensions:	20' x 60' +/-
Year Built:	1998
Lot Size:	4.32 ac.
Lease Type	Full NNN
Occupancy:	87% (3 vacant units)

PROPERTY DESCRIPTION

North Moore Plaza is a three (3) building mixed use complex consisting of office and retail use. It fronts on the west side of I-35 service road and is accessible from both the north and south service road traffic. There are a total of 30 units (some combined) featuring a total of 16 individual tenants. The roofs are pitched with asphalt shingles and there are 174 parking spaces with a ratio of 4.8 spaces/1000 sf. The tenant base is stable and established with an excellent mix of office and retailers. There are currently three (3) vacancies totaling 4,788 sf for immediate upside to the NOI. The vacant units are all 2nd gen and will require little to zero build-out. The "going in" CAP rate is an 7.75% based on current NOI. In excellent condition, this is a well priced asset to add to your portfolio. Parking Lot re-surfaced and striped 3 years ago approx.

LOCATION

Fronting on I-35 (west side), just south of

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households	5,500	30,200	71,600
Total Population	15,300	80,200	184,400
Average HH Income	\$59,000	\$58,200	\$68,500

CONTACT:

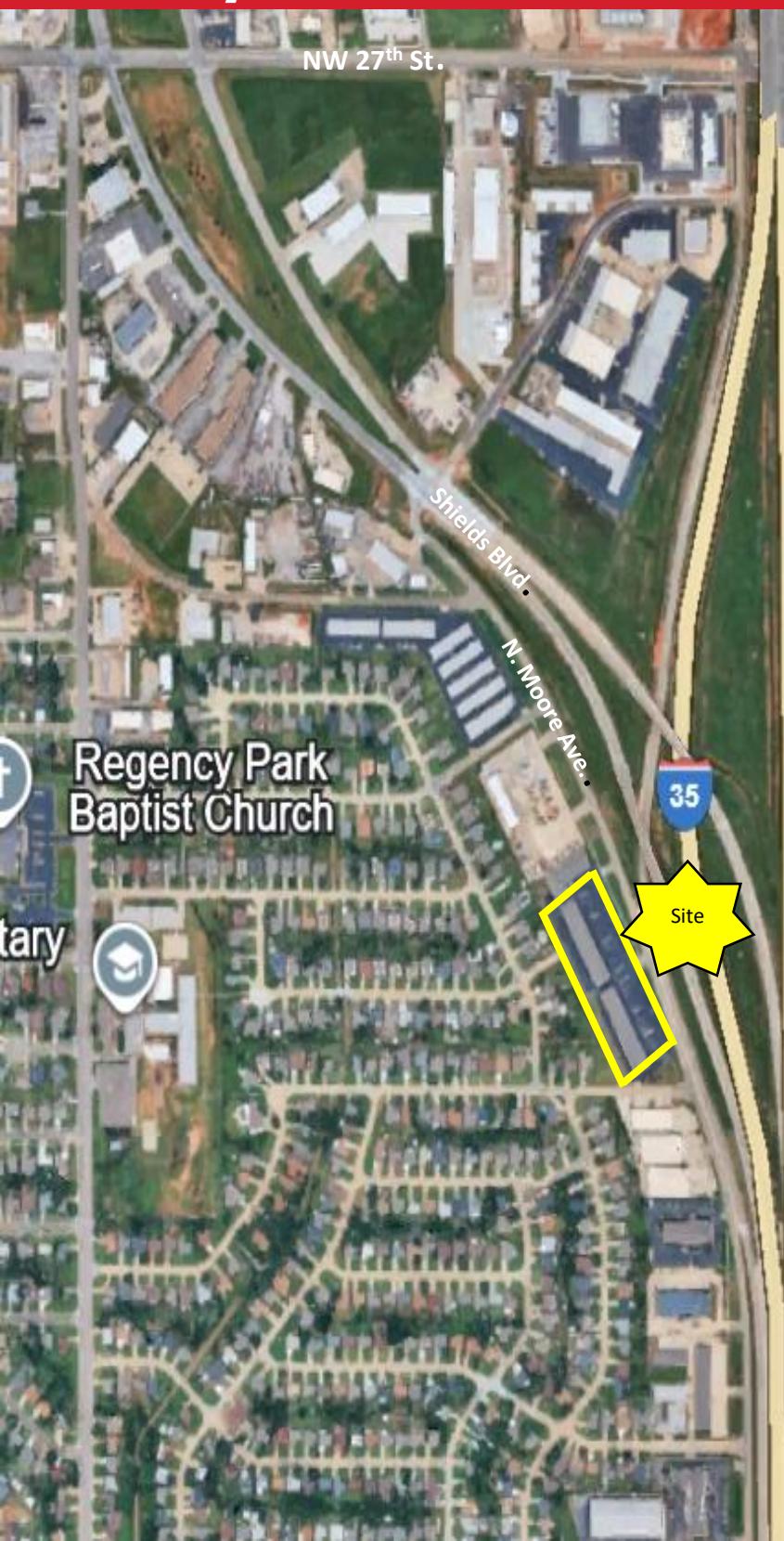
Scott Heiple, CCIM | Owner – Managing Broker
HCB Commercial Real Estate Co., LLC
P.O. Box 639 Norman, Oklahoma 73070
405.473.7653 (mobile)
405.447.7124 (fax)
[**scott.heiple@hcbcommercial.com**](mailto:scott.heiple@hcbcommercial.com) (email)
[**www.hcbcommercial.com**](http://www.hcbcommercial.com) (web)



North Moore Plaza



Aerial Map

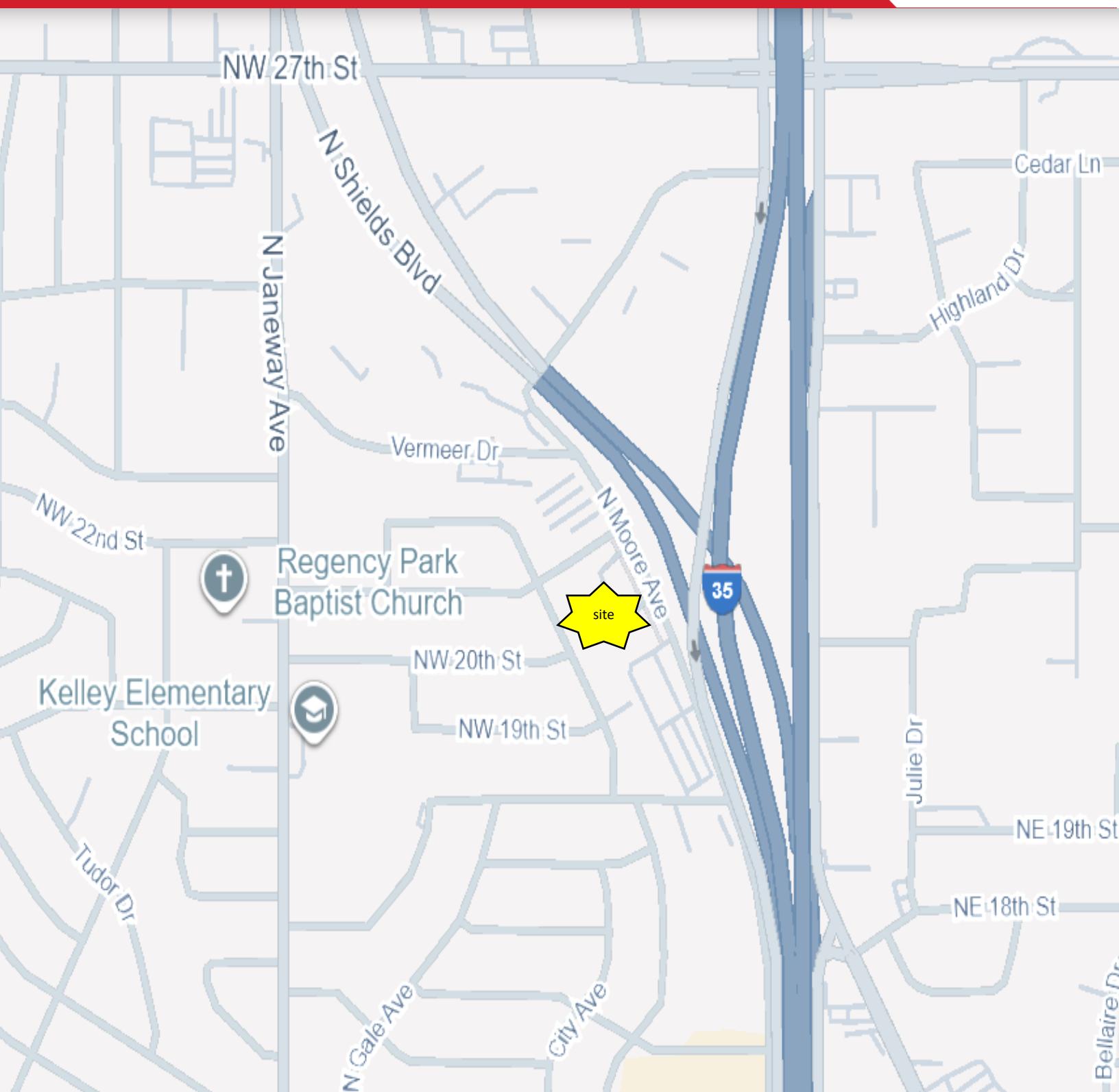


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Street Map Location



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