



## TRACTOR SUPPLY CO. | DOLLAR TREE | STANLEY'S

700 N. Main Street, Bristow, OK 74010

### The Offering

**Northmarq** is pleased to offer for sale to qualified investors the opportunity to acquire the leasehold interest in a fully occupied Three (3) Tenant Retail Property located in Bristow, Oklahoma. The Property consists of approximately 5.47 acres and a 51,562 square foot building with two (2) strong investment grade tenants and one (1) local tenant. All leases have increases and various remaining option terms. The Property is located in Bristow, Oklahoma, which is a small community located approximately 30 miles southwest of Tulsa, Oklahoma. Bristow offers residents a sparse suburban feel and many families and retirees live there. The public schools are above average, which makes it desirable for families.

**\$1,600,000**  
OFFERING PRICE

**8.63%**  
CAP RATE



### LOW RENT PER SQUARE FOOT

Property offers an investor a low rent per square foot of \$3.06



### STRONG NATIONAL ANCHOR TENANT

Tractor Supply Company



### BELOW MARKET RENTS

Annual rent that averages \$5.34 PSF



### LONGSTANDING OPERATING HISTORY

Tenants committed to location



#### POINT OF CONTACT

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