



Single-Tenant Triple Net Free Standing Retail Building For Sale

Ted's Tacos & Cantina
1529 Hoppe Blvd,
Ada, OK 74820

MCP MCGRAW
COMMERCIAL
PROPERTIES

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Ada Retail For Sale

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Property Summary



PROPERTY HIGHLIGHTS

- Formerly a Ted's Tacos & Cantina; Tenant is private-equity backed and part of Ted's Cafe Escondido
- 82 months remaining on primary lease term
- Buildout is approx 3 yrs old
- Covered outdoor patio area with fans
- Separate interior bar
- Parking: 97 spaces
- Pylon sign
- Call broker for cap rate and NOI
- Site is surrounded by numerous national tenants such as Walmart SuperCenter, Home Depot, Chick-Fil-A, Aldi, Starbucks, and more

PROPERTY DESCRIPTION

Single-tenant Triple Net Free Standing Retail Building For Sale

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	1.5 Acres
Building Size:	4,430 SF

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Location Map



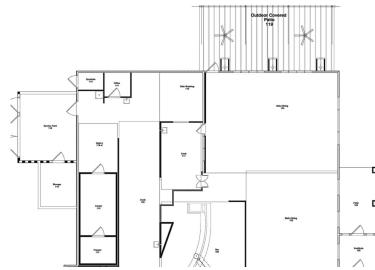
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Additional Photos



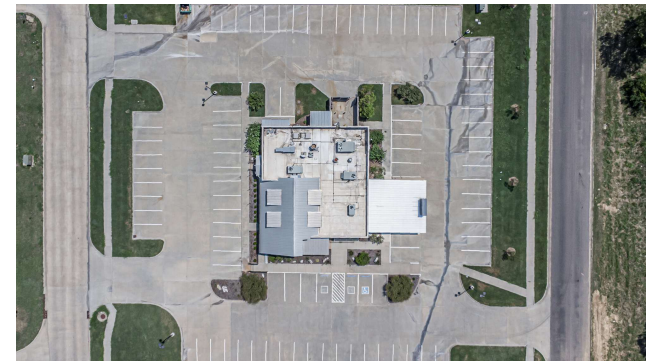
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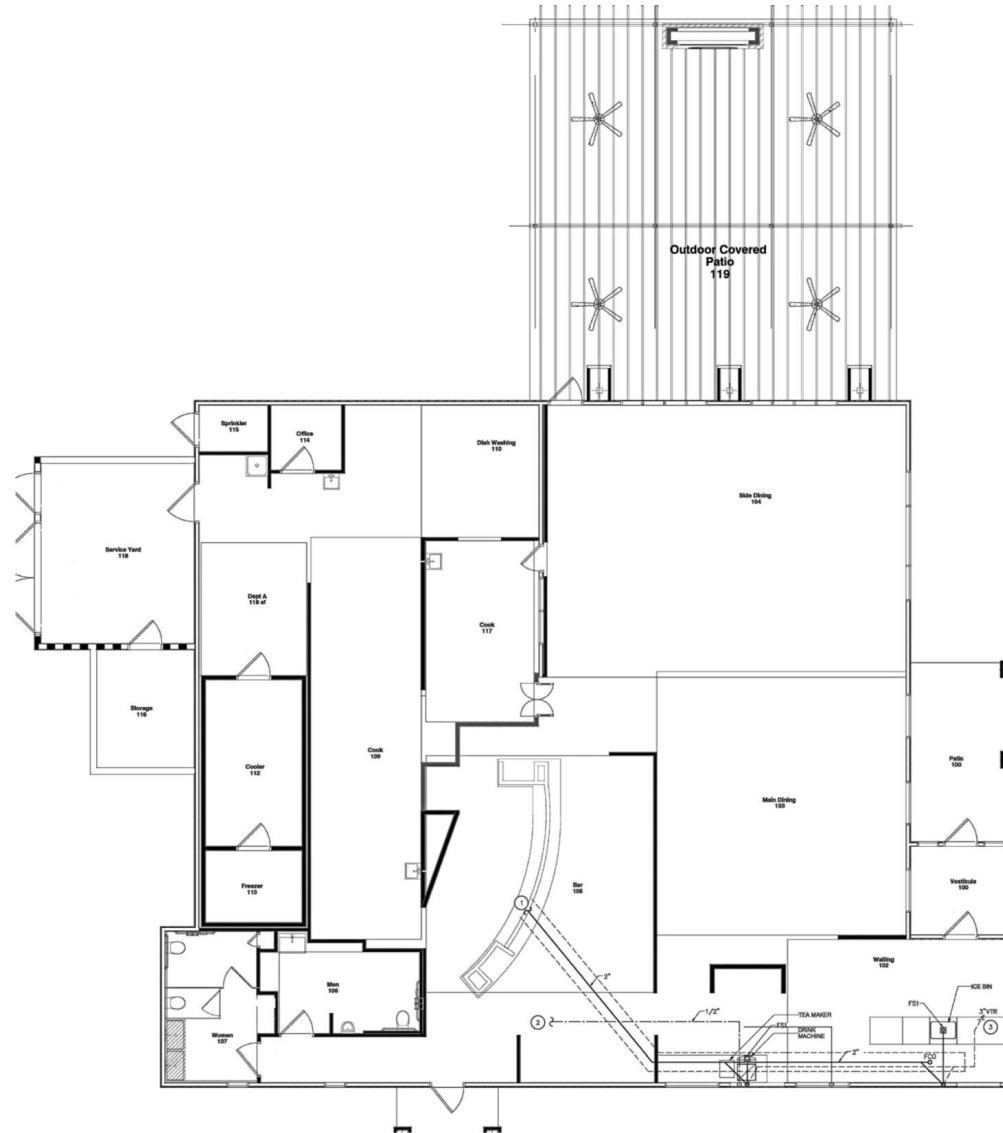
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Floor Plans



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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,706	18,315	24,141
Average Age	40	38	39
Average Age (Male)	38	37	37
Average Age (Female)	43	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,167	7,630	9,802
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$66,751	\$81,185	\$84,469
Average House Value	\$211,300	\$199,884	\$202,621

Demographics data derived from AlphaMap

