



NNN INVESTMENT FOR SALE

FAMILY DOLLAR

815 NW 12th St, Moore, OK 73160



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,215,000
Building Size:	8,320 SF
Lot Size:	0.9 Acres
Number of Units:	1
Price / SF:	\$146.03
Cap Rate:	7.0%
NOI:	\$85,000
Year Built:	2020
Zoning:	C-3

PROPERTY OVERVIEW

This Family Dollar was built in 2020 and makes up 8,320 SF. Listed as a NNN investment sale, the lease term runs through 3/31/2029. Family Dollar has six renewal options with five year terms per renewal. Each option consists of rental increases. The location itself is densely populated and boasts traffic counts of over 32,500 VPD.

PROPERTY HIGHLIGHTS

- Built in 2020
- Corporate Lease Guarantee
- High Traffic Counts
- Tenant responsible for CAM, Taxes, and Insurance
- High Cap Rate of 7%

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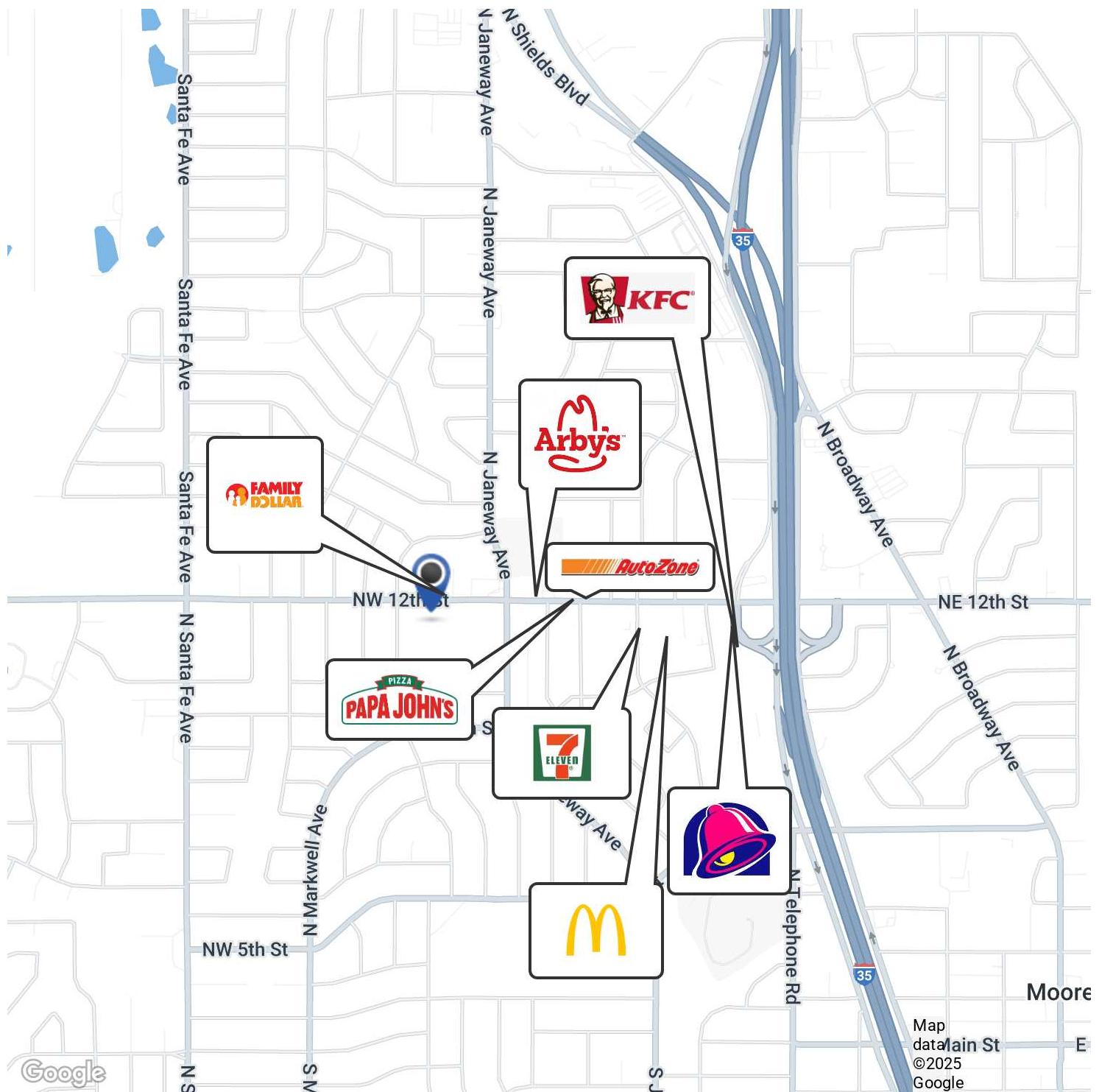
ADDITIONAL PHOTOS



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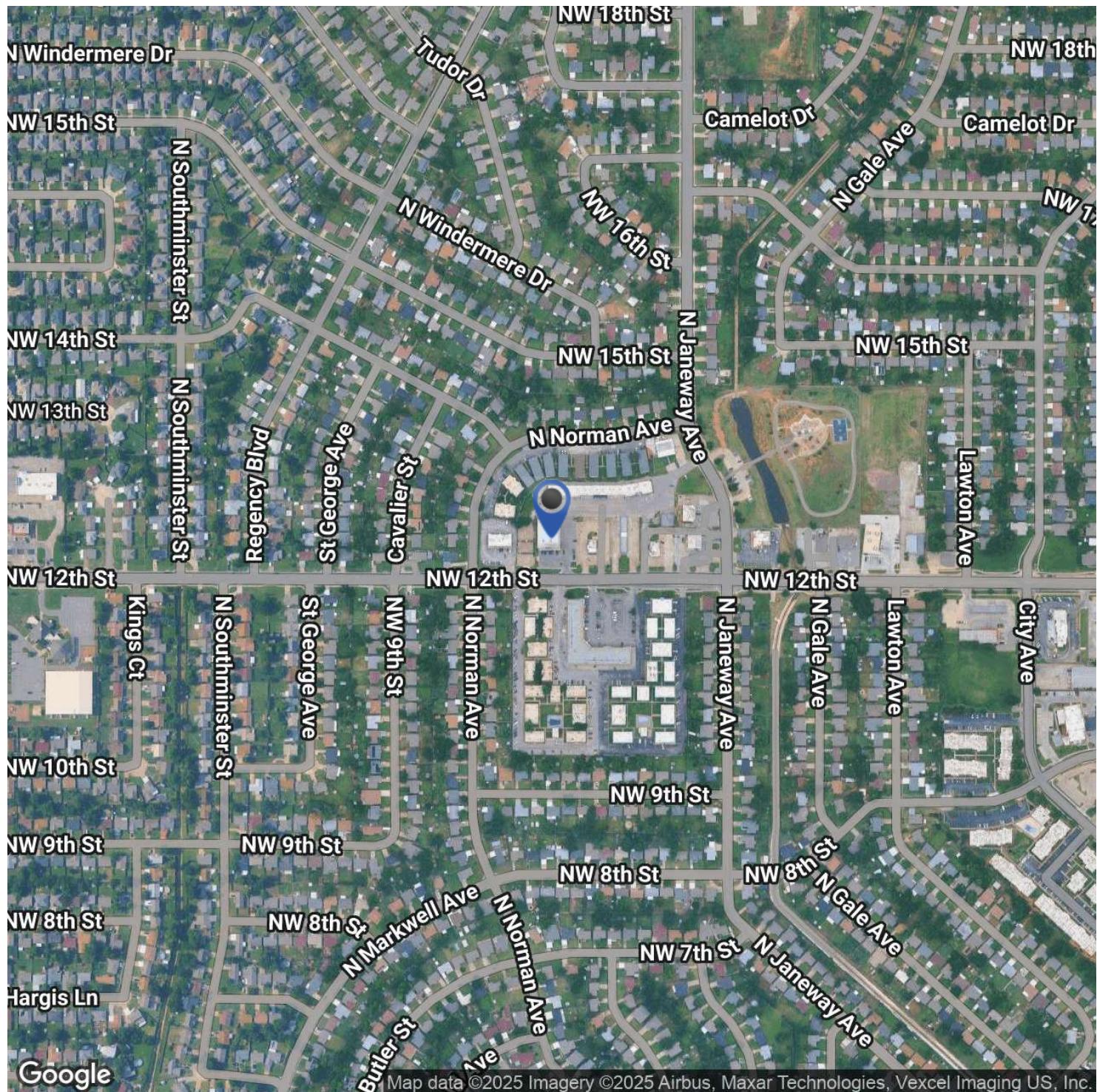
RETAILER MAP



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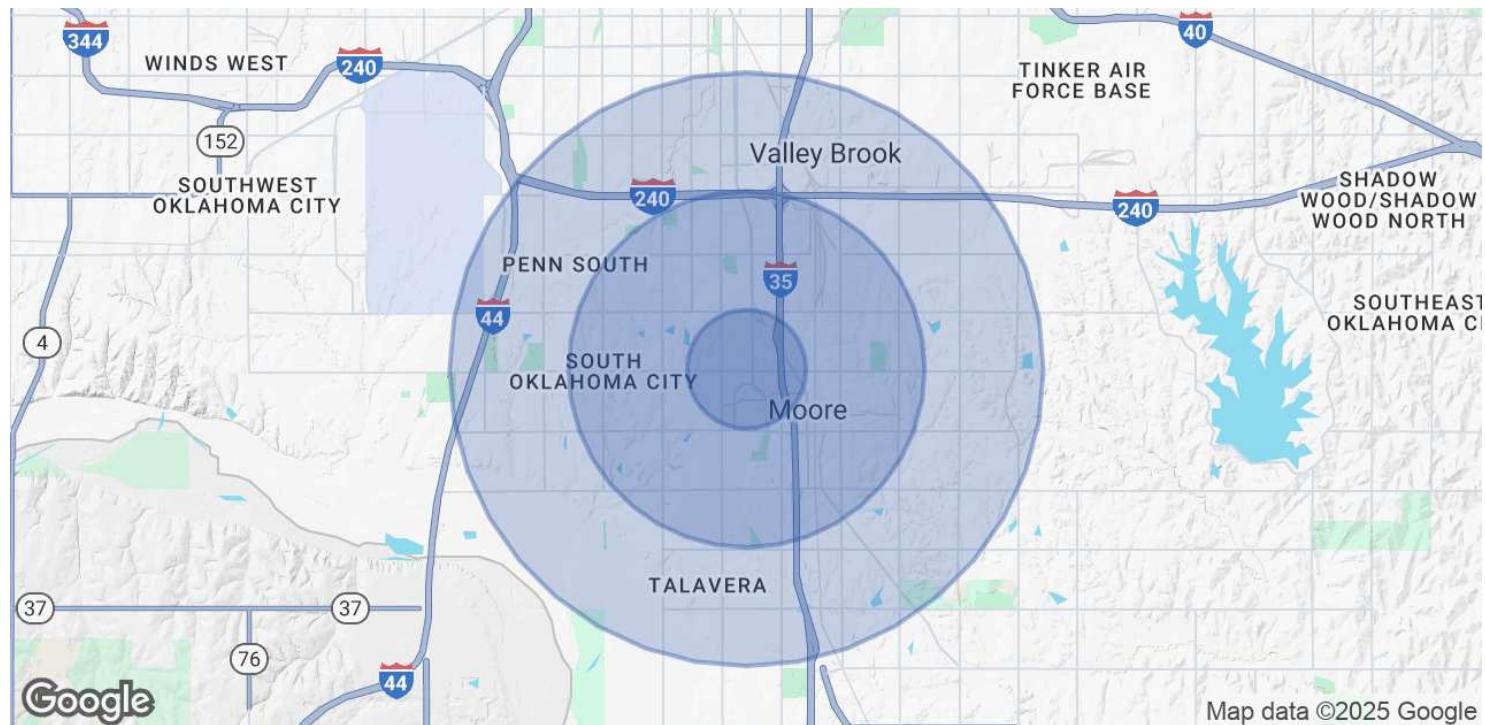
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,263	89,065	182,744
Average Age	36	39	38
Average Age (Male)	35	37	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,847	35,066	69,003
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$70,806	\$85,165	\$82,236
Average House Value	\$166,314	\$226,544	\$216,777

Demographics data derived from AlphaMap