



NNN INVESTMENT FOR SALE

THE MUG KITCHEN & TAVERN

1800 S Meridian Ave, Oklahoma City, OK
73108



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,744,000
Building Size:	6,344 SF
Lot Size:	62,094 SF
Number of Units:	1
Price / SF:	\$432.53
Cap Rate:	7.84%
NOI:	\$215,040
Year Built:	1999
Zoning:	I-1

PROPERTY OVERVIEW

Being offered as a NNN investment sale, the Mug Kitchen & Tavern is located at 1800 S Meridian Ave, Oklahoma City. Being located in the S Meridian Corridor, The Mug sees high traffic from the inflow of the OKC Airport as well as the surrounding hotels. The building sits on a 1.72 AC lot with extensive parking.

Having been leased for the past 12 years by The Mug, sales have continued to grow now exceeding \$3,000,000 annually. In November of 2025, The Mug annual rent will increase to \$215,040 per year. The current NNN lease structure places structural maintenance, roof repairs, parking lot, HVAC, and plumbing maintenance all on the Tenant.

PROPERTY HIGHLIGHTS

- NNN Lease
- 7.8% Cap Rate
- Strong Local Operator
- Long Term Tenant (12 years)
- 12% Increases on Renewal Options (Including one in November 2025)
- Over \$3,000,000 in Annual Revenue

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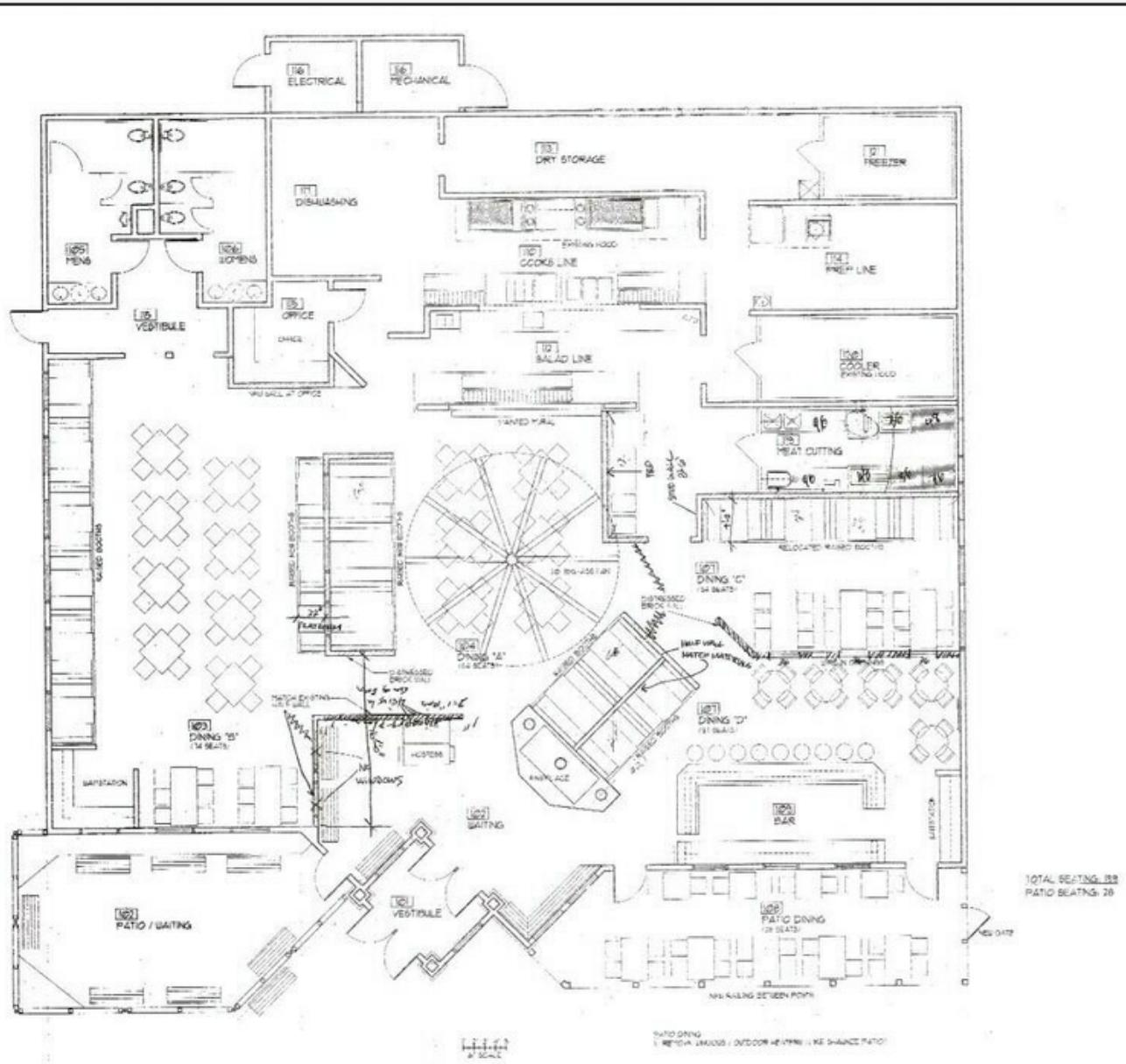
ADDITIONAL PHOTOS



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SITE PLANS



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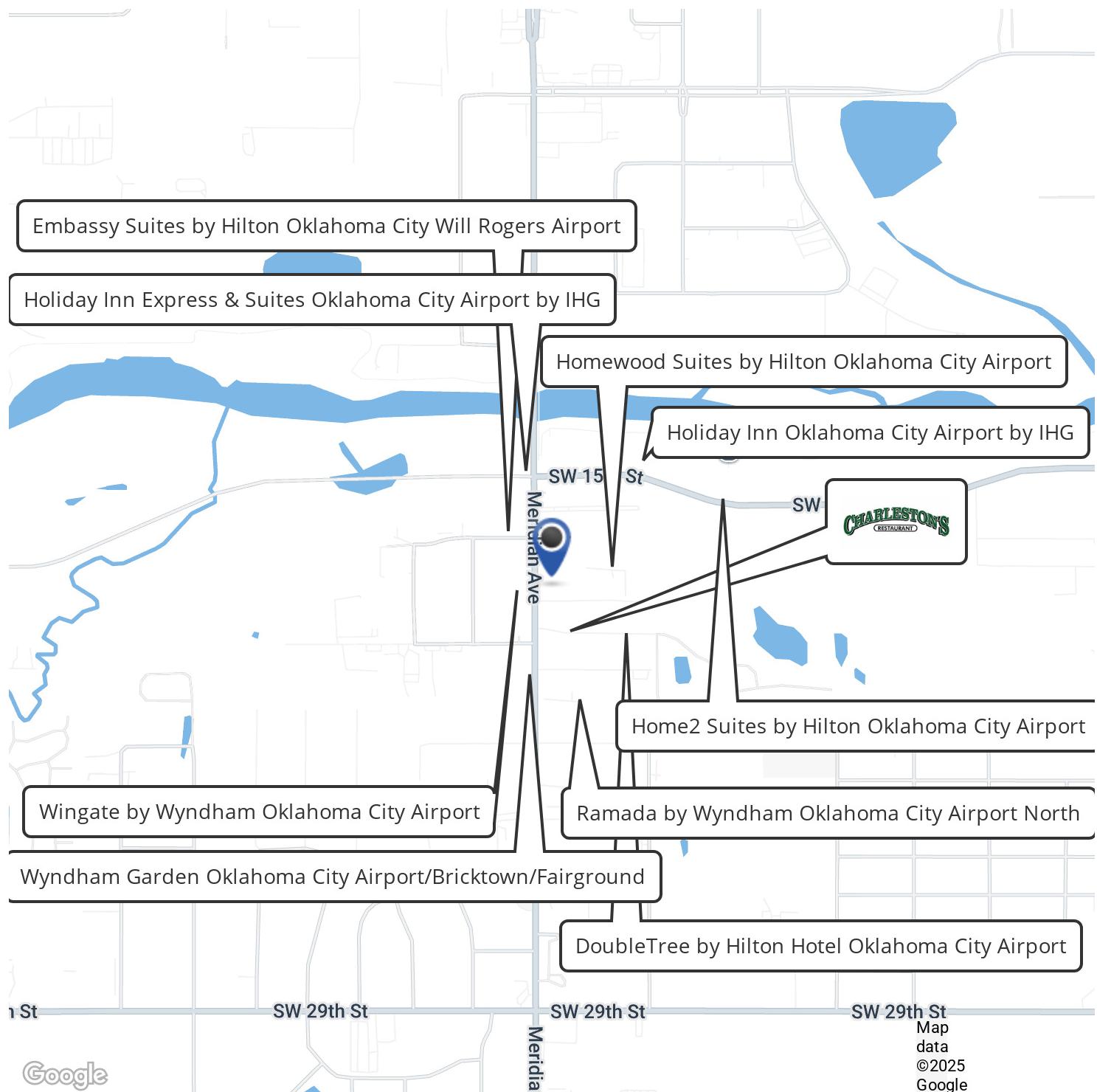
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LEGEND:

- BRICK VENEER
- NEW STUDWALL
- PRECAST STONE VENEER
- ROOM NUMBER
- DOOR NUMBER
- WINDOW NUMBER
- FIRE EXTINGUISHER

RETAILER MAP



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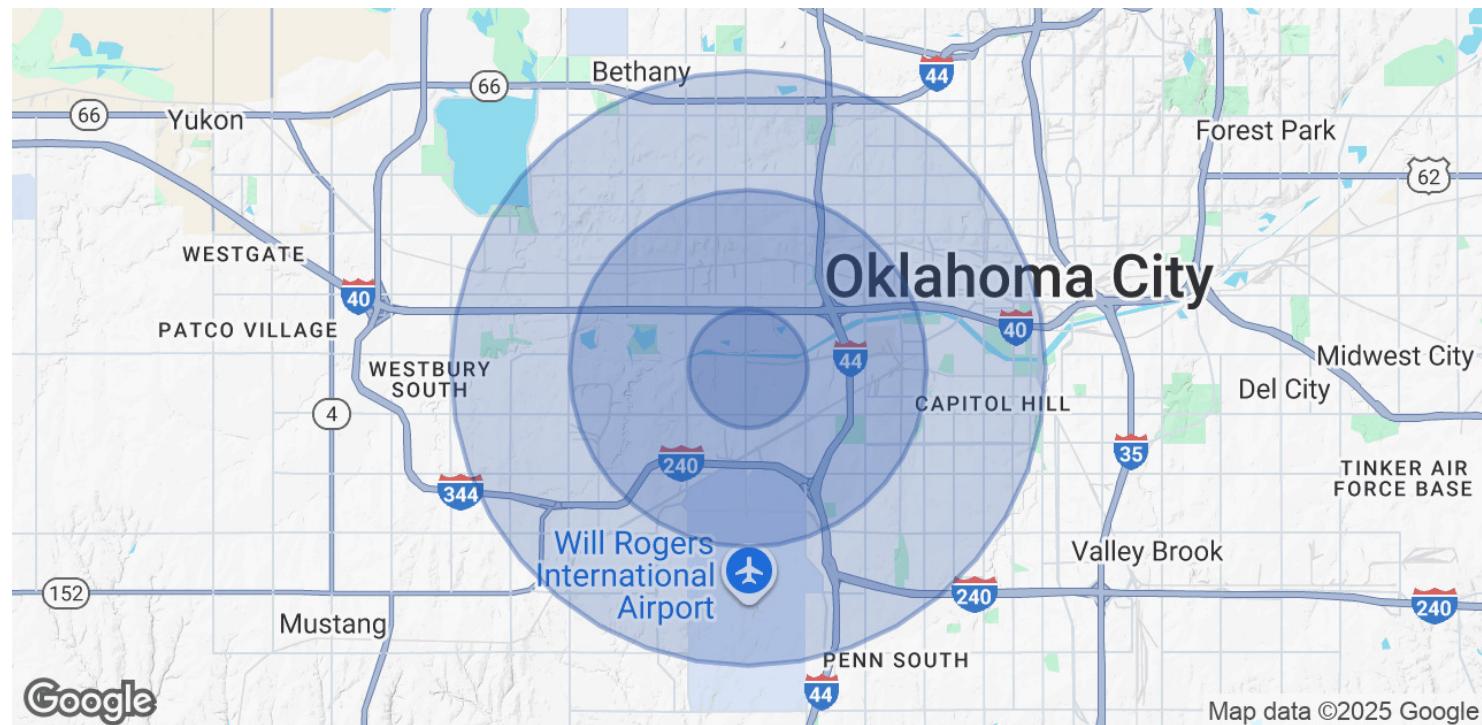
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,546	39,672	199,064
Average Age	36	34	36
Average Age (Male)	35	34	35
Average Age (Female)	36	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,051	14,376	73,848
# of Persons per HH	2.4	2.8	2.7
Average HH Income	\$73,357	\$52,531	\$64,946
Average House Value	\$100,568	\$118,960	\$178,411

Demographics data derived from AlphaMap