



TWO-TENANT RETAIL
FIVE BELOW | OLD NAVY
1655-1665 12th Ave Ardmore, OK 73401



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EMBREE
CAPITAL MARKETS

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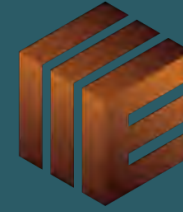


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PROPERTY & LEASE DETAILS

five BELOW®

THE OFFERING

Address	1655 12th Ave Ardmore, OK 73401
Tenant	Five Below, Inc.
Guarantor	Corporate

SITE DESCRIPTION

Year Built	2024
Building SF	Approx. 9,447 Sq. Ft.
Lot Size	Approx. 2.94 Acres

INVESTMENT SUMMARY

Asset Class	Two Tenant Retail
Ownership Interest	Fee Simple
Monthly Rent	\$14,170
Rent Commencement	4.26.2024
Lease Expiration	10.26.2034
Lease Term	10-Years & 6-Months
Lease Type	NNN (Roof & Structure)
Renewal Options	3, 5-Year
Lease Escalations	10% Every 5-Years
ROFR	None
Estoppel	30-Day Turnaround
Tenant CAM	Pro Rata Share

OLD NAVY

THE OFFERING

Address	1665 12th Ave Ardmore, OK 73401
Tenant	Old Navy, LLC
Guarantor	Old Navy, LLC

SITE DESCRIPTION

Year Built	2024
Building SF	Approx. 12,500 Sq. Ft.
Lot Size	Approx. 2.94 Acres

INVESTMENT SUMMARY

Asset Class	Two Tenant Retail
Ownership Interest	Fee Simple
Monthly Rent	\$16,146
Rent Commencement	6.19.2024
Lease Expiration	6.30.2034
Lease Term	10-Years
Lease Type	NNN (Roof & Structure)
Renewal Options	2, 5-Year
Lease Escalations	10% Every 5-Years
ROFR	None
Estoppel	30-Day Turnaround
Tenant CAM	Pro Rata Share



ANNUAL RENT

\$170,046

PURCHASE PRICE

\$5,390,000

CAP RATE

6.75%

BUILDING SQ FT

21,947

ANNUAL RENT

\$193,750

AREA OVERVIEW

ARDMORE, OK

Ardmore, Oklahoma is a vibrant city located in southern Oklahoma, roughly equidistant between Dallas, Texas, and Oklahoma City. As the county seat of Carter County, Ardmore serves as a regional hub for culture, commerce, and industry. Founded in the late 19th century, Ardmore has grown into a city known for its blend of historic charm and modern amenities. The city's location along major transportation routes, including Interstate 35, has made it a key player in regional trade and logistics.

As of the latest estimates, Ardmore has a population of approximately 25,000 residents. This diverse community enjoys a blend of urban and rural lifestyles, contributing to a welcoming and tight-knit atmosphere. The median household income in Ardmore is around \$45,000. While this figure reflects a moderate economic profile, the cost of living in Ardmore is relatively low, making it an affordable place for families and individuals alike. The income distribution also highlights a mix of economic brackets, with opportunities for both blue-collar and white-collar employment.

Ardmore's strategic location along I-35 makes it a bustling center for retail and services. The city's shopping centers, restaurants, and entertainment venues draw visitors from surrounding areas, boosting the local economy.

Ardmore boasts a range of educational institutions, from primary schools to higher education facilities like the University Center of Southern Oklahoma. Culturally, the city offers a variety of attractions, including museums, theaters, and annual events that celebrate the area's rich heritage.

Ardmore, Oklahoma, stands out as a dynamic and multifaceted city. With a balanced mix of industries, a diverse population, and a strong sense of community, Ardmore continues to thrive and evolve, making it a great place to live, work, and visit.

COMPANY OVERVIEW

five BELOW®

Company Summary

Headquarters: **Philadelphia, PA**

Employees: **22,000**

Fiscal 2023 Net Sales: **\$3.56 Billion**

Stores: **1,600+**



Five Below is a fast-growing American retail chain that targets tweens, teens, and their families with a wide range of products priced at \$5 or less. Founded in 2002 by David Schlessinger and Tom Vellios, the store offers an extensive variety of merchandise, including toys, games, electronics, fashion accessories, and seasonal items. With a unique value proposition, Five Below has carved out a niche in the discount retail market, appealing to budget-conscious shoppers seeking fun and affordable products.

The first Five Below store opened in Wayne, Pennsylvania, in 2002, quickly capturing the interest of young shoppers with its vibrant and trendy merchandise. The founders' vision was to create a store that combined the excitement of a dollar store with the appeal of a specialty retailer, offering a high-energy shopping experience. Over the years, Five Below has rapidly expanded its footprint, opening hundreds of stores across the United States. The company went public in 2012, further fueling its growth and enabling it to invest in new store openings, technology, and infrastructure to support its expansion.

In 2023, Five Below continued its impressive growth trajectory, reporting annual revenues of approximately \$3.5 billion. This financial performance reflects the company's successful execution of its strategic initiatives, including store expansions, e-commerce enhancements, and product diversification. Five Below's ability to adapt to changing consumer preferences and economic conditions has been key to its sustained success. The company's focus on providing value, variety, and an engaging shopping experience has solidified its position as a leader in the discount retail sector, driving continued revenue growth and profitability.

COMPANY OVERVIEW

OLD NAVY

Company Summary

Headquarters: **San Francisco, CA**

Employees: **25,000**

Fiscal 2023 Net Sales: **\$8 Billion**

Stores: **1,100+**



Old Navy, a popular American clothing and accessories retailing company, is renowned for its stylish and affordable fashion. Founded in 1994, Old Navy is a subsidiary of Gap Inc., and it quickly distinguished itself with a family-friendly shopping experience and trendy yet budget-friendly apparel. The brand has expanded its footprint with hundreds of stores across the United States and internationally, becoming a go-to destination for casual and everyday wear for men, women, and children.

Old Navy's journey began with its first store opening in Colma, California. The concept was to offer a unique and enjoyable shopping experience that combined value with a fun and engaging store environment. The brand's name was inspired by a bar in Paris, and its vibrant, energetic marketing campaigns quickly captured the public's attention. Over the years, Old Navy has introduced innovative retail concepts, such as its flagship stores in major cities and seasonal pop-up shops. The company has also embraced digital transformation, enhancing its online presence and e-commerce capabilities to meet the demands of the modern consumer.



In 2023, Old Navy continued to solidify its position as a major player in the retail industry. The brand reported annual revenues of approximately \$8 billion, reflecting steady growth despite a challenging retail environment. This financial success is attributed to strategic initiatives such as expanding product lines, enhancing customer experience, and leveraging data analytics for personalized marketing. Old Navy's commitment to sustainability and social responsibility also plays a crucial role in its business strategy, resonating well with its broad customer base. The company's solid financial performance underscores its resilience and adaptability in the ever-evolving retail landscape.

SITE PLAN

OLD NAVY

five BELOW

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1655-1665 12th Ave
Ardmore, OK 73401

 **SUBJECT PROPERTY**
 **SUBJECT PLOT**



SURROUNDING AERIAL

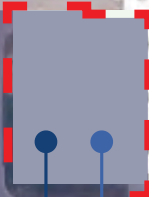


First in Oklahoma and major trade area draw.

OLD NAVY

five BELOW





Merrick Drive
STORAGE
580-223-0600

five BELOW

OLD NAVY

15,900 VPD

12th Ave NW

13,908 VPD

N Commerce St

HOBBY LOBBY
BIG LOTS!

Tiny Tots Boutique
Children's Clothing & Accessories

John Leonard

planet fitness

FAMOUS
footwear

GNC
LIVE WELL

Staples

JCPenney

Aaron's
Easy. Beautiful. Affordable.

Bath & Body Works

T.J. maxx

ULTA
BEAUTY

SIRLOIN STOCKADE

Chicken EXPRESS

SEVEN BREW
DRIVE THRU COFFEE

w

MEDICAL OFFICES

LAKE COUNTRY
ORTHODONTICS

Ardmore Vision
& LASER EYE CENTER

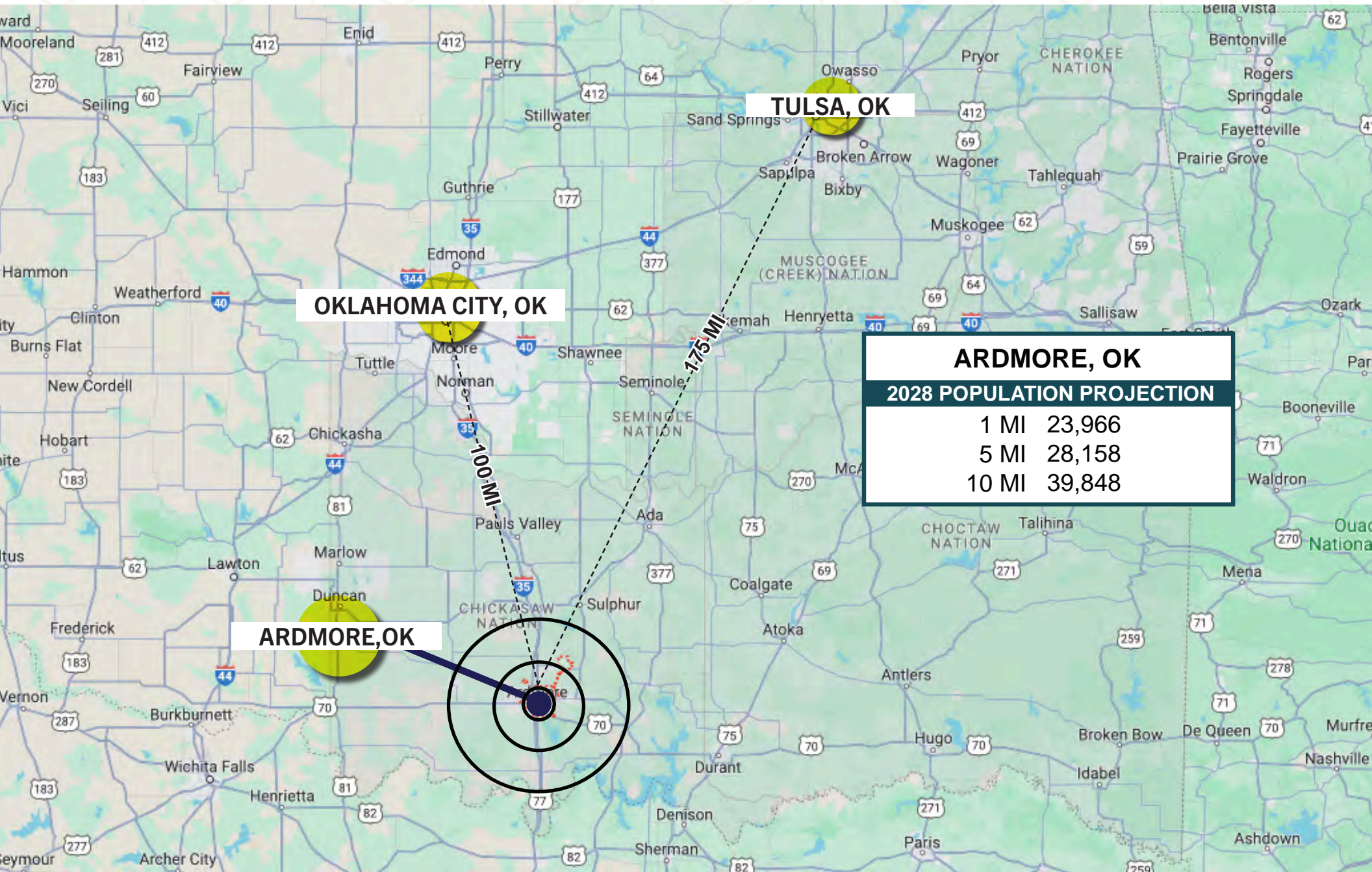
State Farm

ONE

Henry Roberts
EXPRESS
PHARMACY

COVENANT
HealthCare





DEMOGRAPHIC ANALYSIS



POPULATION

	1 MILE	5 MILES	10 MILES
2028 Projection	23,966	28,158	39,848
2023 Estimate	23,875	28,012	39,599



HOUSEHOLDS

2028 Projection	9,626	11,219	15,634
2023 Estimate	9,590	11,162	15,536



AVG. HOUSEHOLD INCOME

Average Household Income	1 MILE	5 MILES	10 MILES
Less than \$25,000	2,296	2,572	3,343
\$25,000 - \$50,000	2,771	3,120	4,050
\$50,000 - \$75,000	1,837	2,128	3,103
\$75,000 - \$100,000	1,061	1,262	1,763
\$100,000 - \$125,000	792	952	1,361
\$125,000 - \$150,000	288	420	767
\$150,000 - \$200,000	264	368	681
More than \$200,000	281	340	468



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