

**2400 S AIR DEPOT BLVD, MIDWEST CITY, OK 73110**  
**SCHLOTZSKY'S MIXED-USE BUILDING**



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**RETAIL SITE GROUP, LLC**  
2932 NW 122ND STREET, STE 7  
OKLAHOMA CITY, OK 73120

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**OFFERED BY:**

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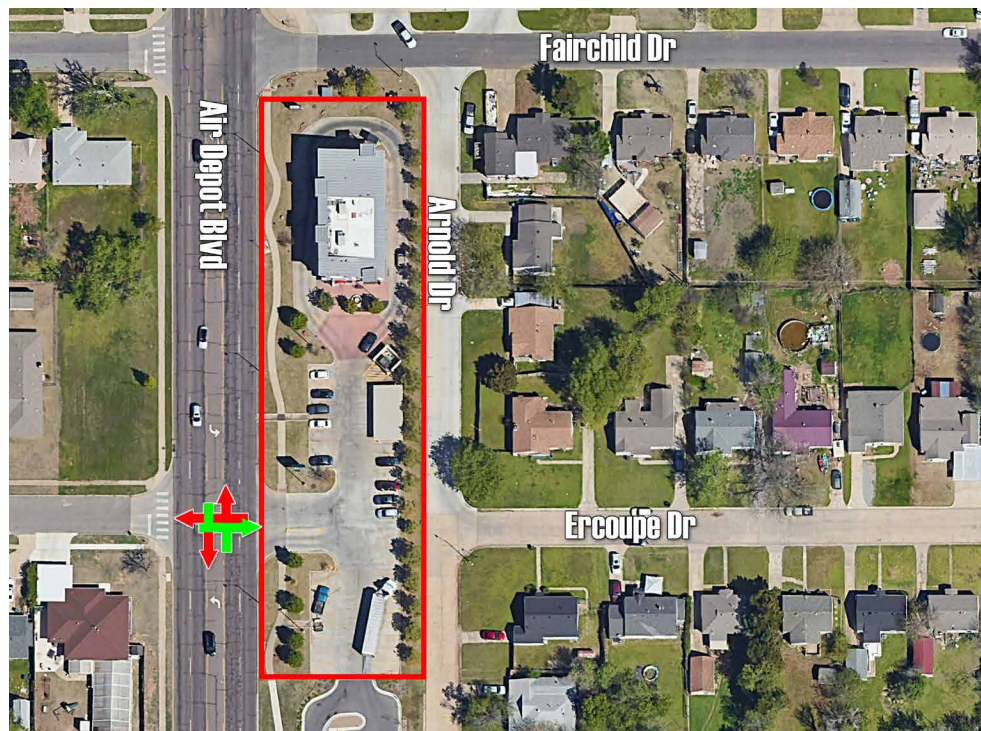
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## PRICING & FINANCIAL ANALYSIS

### Offering Summary

<b>PRICE</b>	\$2,950,000
<b>CAP RATE</b>	5.48%
<b>NET OPERATING INCOME</b>	\$161,763
<b>PRICE PSF</b>	\$433.32
<b>YEAR BUILT</b>	2012
<b>BUILDING SIZE</b>	6,808



### Property Financials

#### ***INCOME***

<b>BASE RENT</b>	\$190,600
<b>NNN RECOVERY</b>	\$12,264
<b>GROSS INCOME</b>	\$202,864

#### ***EXPENSES***

<b>PROPERTY TAXES</b>	\$11,016
<b>INSURANCE</b>	\$8,718
<b>CAM</b>	\$10,100
<b>UTILITIES</b>	\$11,267
<b>TOTAL EXPENSES</b>	\$41,101
<b>NET OPERATING INCOME</b>	\$161,763

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## RENT ROLL

TENANT	SUITE	SQ. FT.	PRO RATA SHARE	LEASE DATES	MONTHLY RENT	RENT PER SF	MONTHLY NNN CHARGES	NNN PER SF	RENEWAL OPTIONS
Schlotzsky's	A	2,929	43%	Start: TBD End: TBD	\$9,583.33	\$39.26	\$1,069.09	\$4.19	Two 5-year Options
Priority Roofing	B	475	7%	Start: 1/1/2025 End: 12/31/2034	\$1,500.00	\$37.89	\$0.00	\$0.00	Two 5-year Options
Residential Unit 1	R1	783	11.5%	Start: 7/1/2024 End: 6/30/2025	\$1,200.00	\$18.39	\$0.00	\$0.00	N/A
Residential Unit 2	R2	783	11.5%	Start: 11/1/2024 End: 10/31/2025	\$1,200.00	\$18.39	\$0.00	\$0.00	N/A
Residential Unit 3	R3	783	11.5%	Start: 4/1/2024 End: 3/31/2025	\$1,200.00	\$18.39	\$0.00	\$0.00	N/A
Residential Unit 4	R4	783	11.5%	Start: 11/1/2024 End: 10/31/2025	\$1,200.00	\$18.39	\$0.00	\$0.00	N/A
Common Areas	N/A	272	4%	N/A	N/A	N/A	\$0.00	\$0.00	N/A
<b>Totals</b>	<b>N/A</b>	<b>6,808</b>	<b>100%</b>	<b>N/A</b>	<b>\$15,883.33</b>	<b>N/A</b>	<b>\$1,069.09</b>	<b>\$4.19</b>	<b>N/A</b>

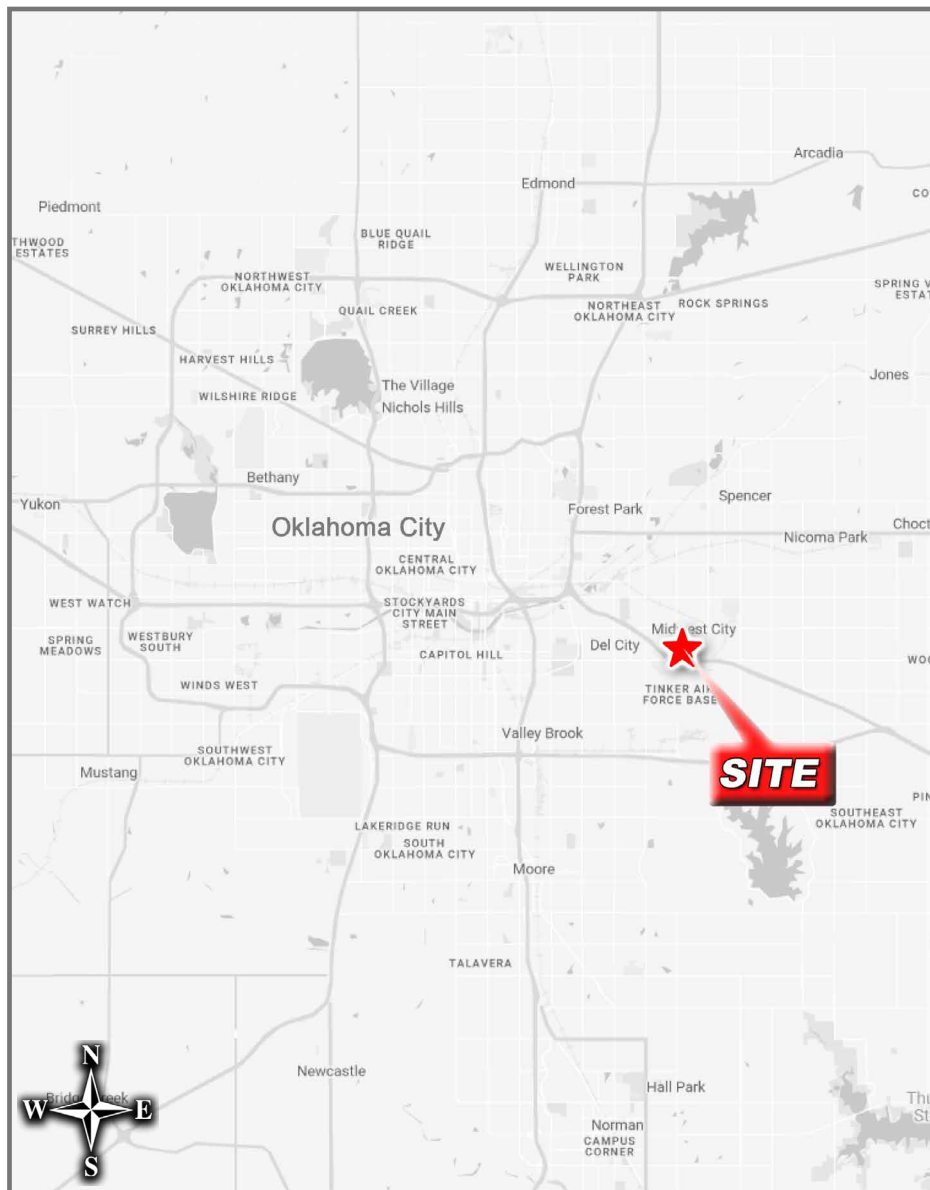


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# 2400 S AIR DEPOT BLVD, MIDWEST CITY, OK OVERVIEW



## Property Details & Highlights

- Multi-tenant building containing two retail tenants and four apartment units
- Sale Price: \$2,950,000
- Direct Access to Air Depot Blvd with great street visibility
- Located 8 Miles Southeast of Downtown Oklahoma City
- Nearby retailers include: Office Depot, Lowe's Home Improvement, PetSmart, Best Buy, Target, Kohl's, Mathis Home, Marshalls, Old Navy, Five Below, and more
- This site is 0.6 miles from Tinker Air Force Base, one of the largest military installations in the United States with over 26,000 military and civilian employees, providing a stable daytime population

## Traffic Counts

Air Depot Blvd: 23,000 VPD (OKDOT 2023)

I-40: 71,600 VPD (OKDOT 2023)

## Demographic Snapshot - 1-3-5 Mile Radius Rings

2024 POPULATION	DAYTIME POP.	AVG HH INCOME
1-Mile: 7,437	1-Mile: 13,467	1-Mile: \$51,988
3-Mile: 68,157	3-Mile: 70,330	3-Mile: \$69,354
5-Mile: 120,357	5-Mile: 119,291	5-Mile: \$72,204

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## TENANT PROFILE



**DBA**  
**ENTITY ON LEASE**  
**CORPORATE/FRANCHISE**  
**LOCATIONS**  
**CREDIT RATING**  
**PUBLIC/PRIVATE**  
**LINE OF BUSINESS**

Schlotzsky's  
DLJ Foods 2 LLC  
Franchise  
300+  
Not Rated  
Private

Schlotzsky's specializes in serving fresh, handcrafted sandwiches made with their signature sourdough bread. Their menu also includes a variety of flatbreads, pizzas, salads, and soups. Customers can enjoy dine-in, takeout, or delivery services, depending on the location. Schlotzsky's focuses on offering customizable meal options to cater to individual tastes. They aim to create a welcoming dining experience with quality ingredients and bold flavors.



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# 2400 S AIR DEPOT BLVD, MIDWEST CITY, OK SITE AERIAL

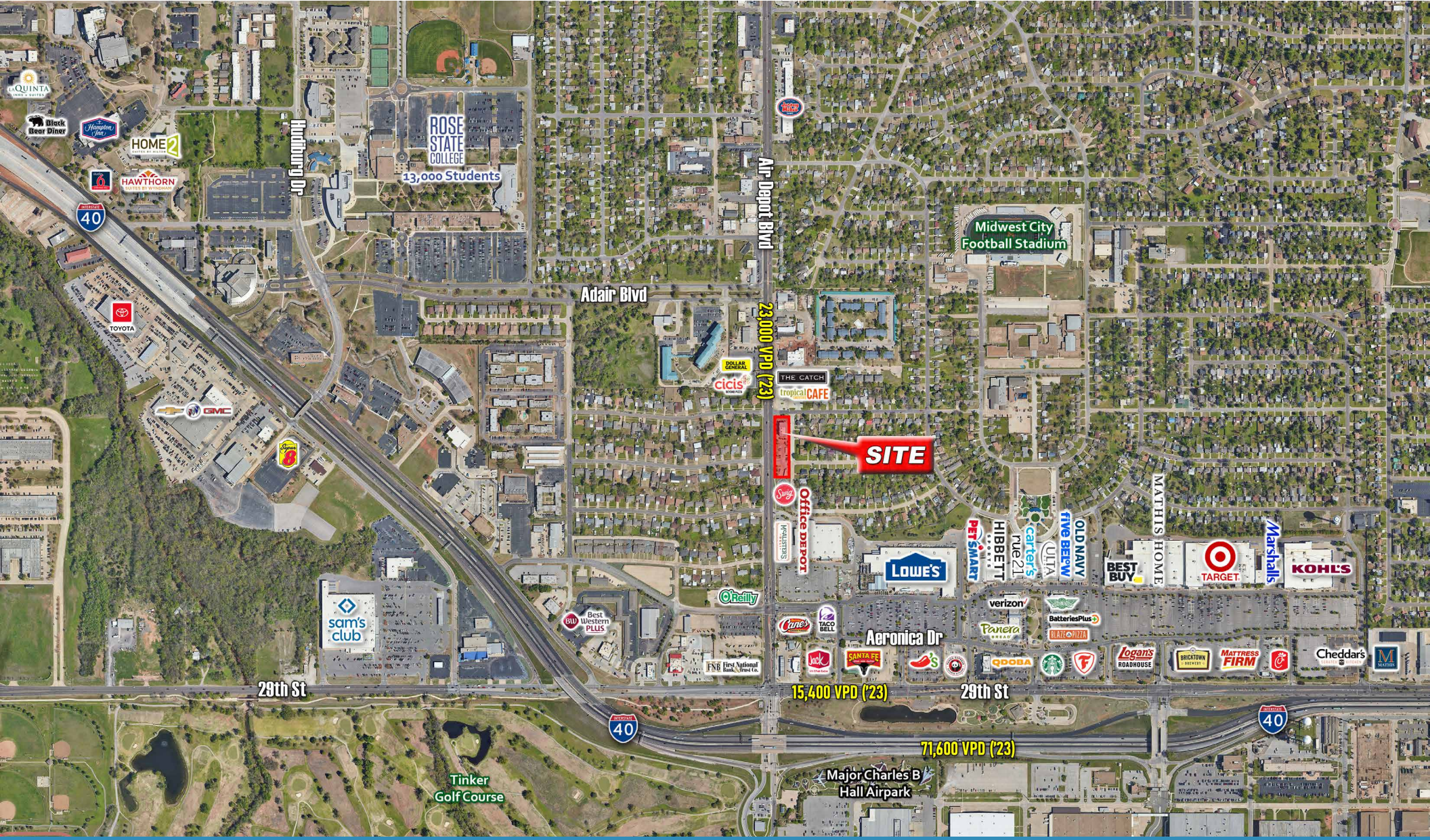


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# 2400 S AIR DEPOT BLVD, MIDWEST CITY, OK NEARBY AERIAL



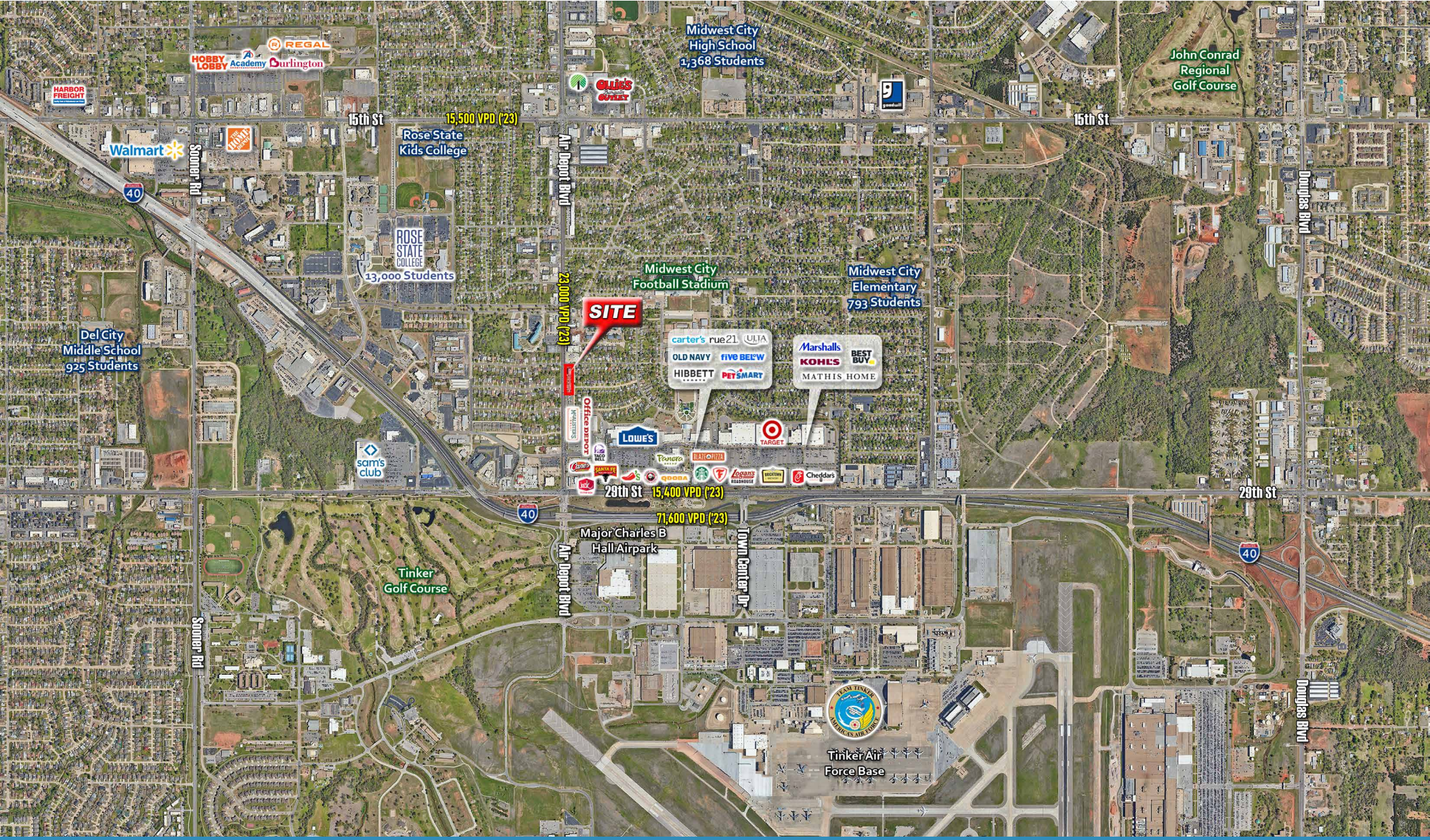
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# 2400 S AIR DEPOT BLVD, MIDWEST CITY, OK RETAIL AERIAL

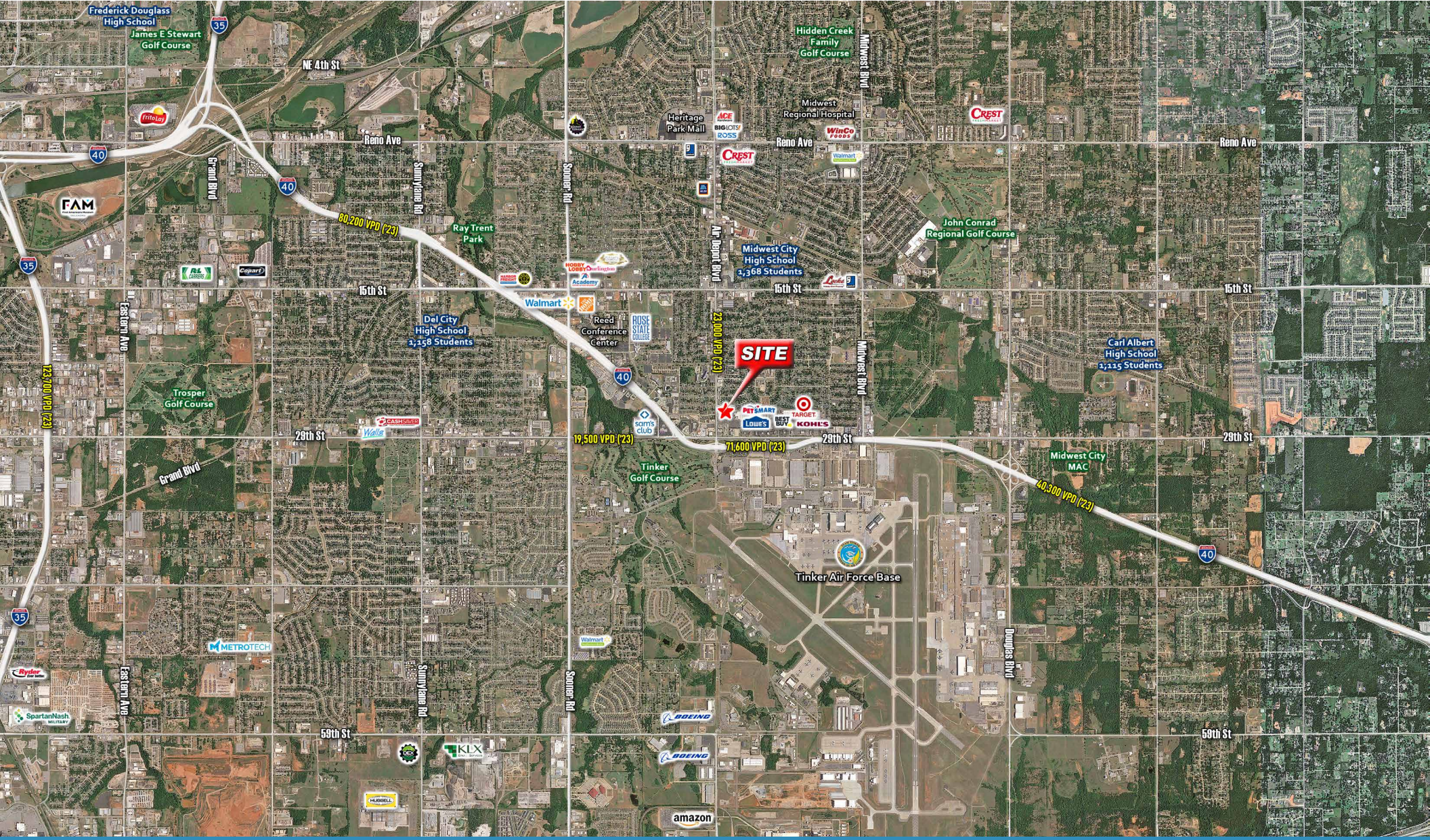


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# 2400 S AIR DEPOT BLVD, MIDWEST CITY, OK MARKET AERIAL

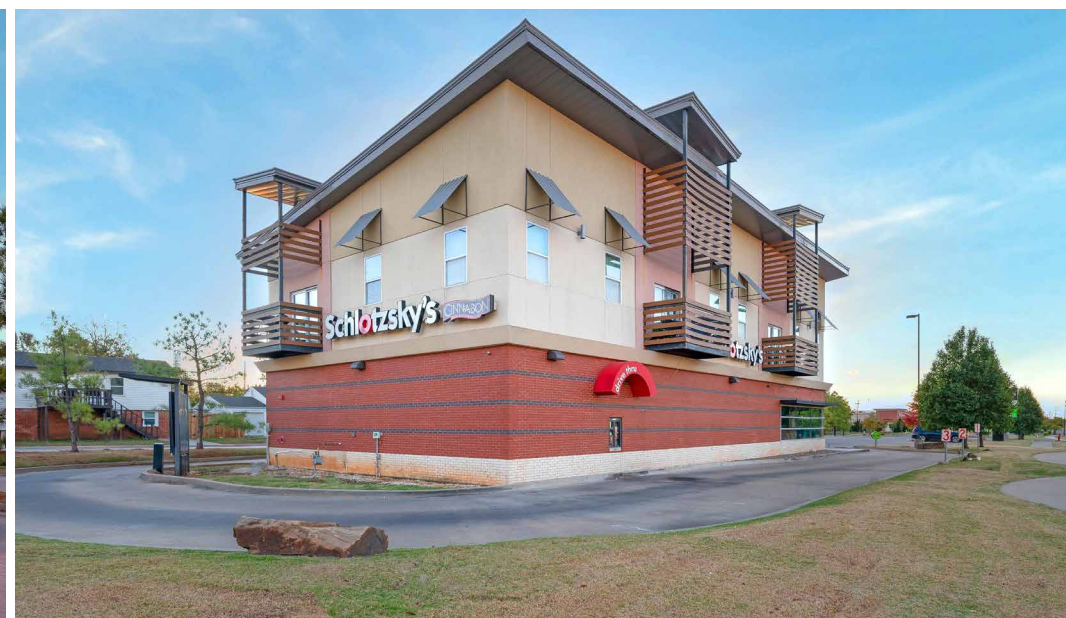
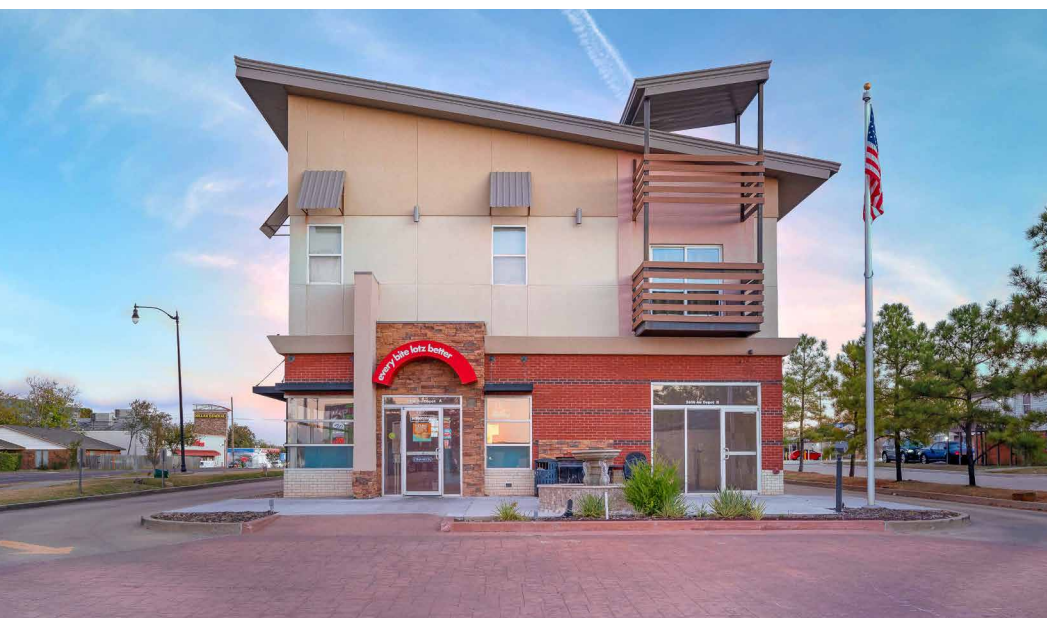


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# 2400 S AIR DEPOT BLVD, MIDWEST CITY, OK PROPERTY PHOTOS



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## MARKET SUMMARY

### Midwest City, Oklahoma

Midwest City, Oklahoma, offers an excellent opportunity to thrive in a growing and dynamic community. It is strategically located just minutes from downtown Oklahoma City and is one of the largest suburbs in the metro area. Its position along key transportation routes, including Interstate 40 and nearby Tinker Air Force Base, ensures a steady flow of potential customers. This accessibility makes Midwest City a prime location for businesses seeking to capitalize on a diverse and growing customer base.

With Tinker Air Force Base serving as the area's largest employer and economic driver, Midwest City boasts a strong and stable economy. The presence of the base provides a reliable source of income for the community and attracts military personnel, civilian employees, and their families, all of whom contribute to the demand for dining and retail options. Businesses near the base can tap into this loyal customer base, ensuring steady traffic and repeat business. Additionally, the city is home to a mix of families, young professionals, and retirees, creating opportunities for businesses to serve a wide range of demographics.

Midwest City has also invested heavily in the revitalization of its retail and entertainment areas making it an attractive destination for businesses looking to establish or expand. Developments like the Town Center Plaza, a bustling shopping and dining destination, demonstrate the city's commitment to fostering a thriving business environment. Entrepreneurs who choose Midwest City can benefit from the city's proactive approach to economic growth, as well as the synergies created by being located in a vibrant commercial hub.

Finally, despite their growth, Midwest City remains community-focused. The city hosts numerous family-friendly events, festivals, and recreational activities, which draw residents and visitors throughout the year. Restaurants and retailers can take advantage of these events to engage with the community, promote their brand, and build long-term customer loyalty. With its strategic location, stable economy, ongoing development, and engaged community, Midwest City offers an ideal setting for retailers to thrive and grow.



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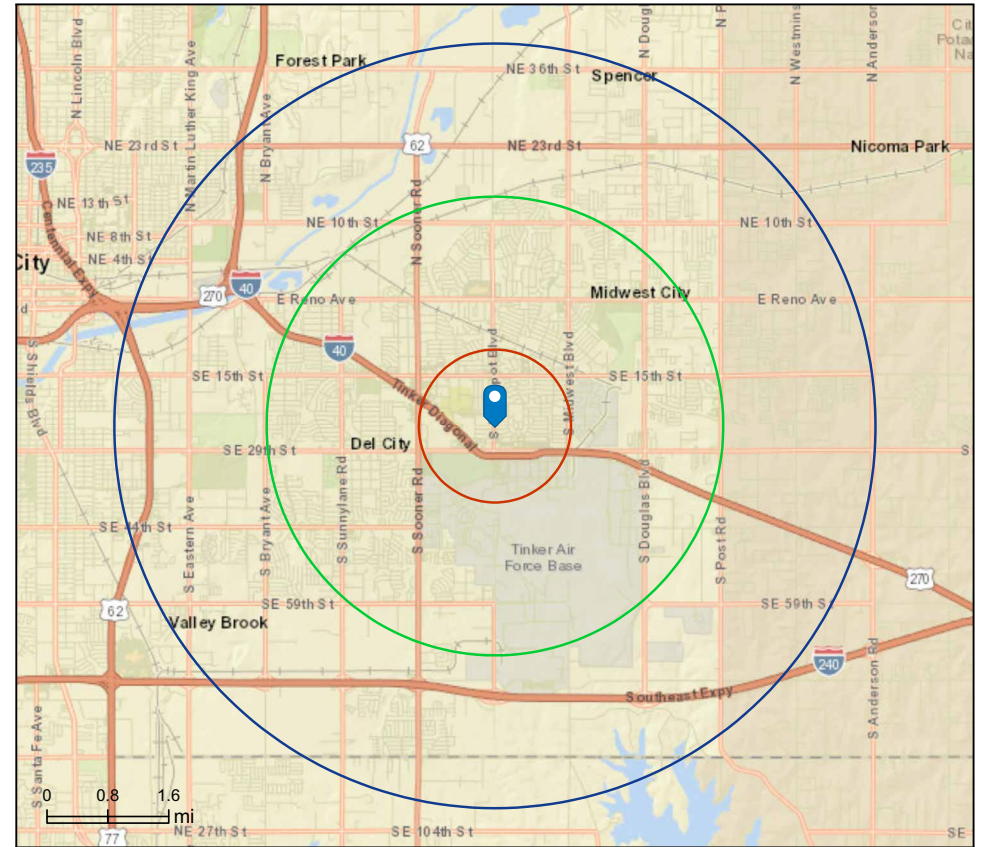
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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	7,135	66,990	114,531
2020 Total Population	7,414	67,784	117,549
2020 Group Quarters	226	1,538	2,013
2024 Total Population	7,437	68,157	120,357
2024 Group Quarters	229	1,543	2,024
2029 Total Population	7,436	68,609	122,364
2024-2029 Annual Rate	0.00%	0.13%	0.33%
2024 Total Daytime Population	13,467	70,330	119,291
Workers	9,232	34,402	55,315
Residents	4,235	35,928	63,976
<b>Household Summary</b>			
2010 Households	3,169	27,304	45,422
2010 Average Household Size	2.24	2.41	2.48
2020 Total Households	3,333	27,612	47,090
2020 Average Household Size	2.16	2.40	2.45
2024 Households	3,322	27,838	48,323
2024 Average Household Size	2.17	2.39	2.45
2029 Households	3,335	28,167	49,388
2029 Average Household Size	2.16	2.38	2.44
2024-2029 Annual Rate	0.08%	0.24%	0.44%
2010 Families	1,703	17,221	29,534
2010 Average Family Size	2.96	3.00	3.06
2024 Families	1,658	16,583	29,577
2024 Average Family Size	3.03	3.12	3.14
2029 Families	1,654	16,694	30,111
2029 Average Family Size	3.01	3.10	3.12
2024-2029 Annual Rate	-0.05%	0.13%	0.36%
<b>Housing Unit Summary</b>			
2000 Housing Units	4,168	30,012	49,417
Owner Occupied Housing Units	44.8%	54.4%	55.6%
Renter Occupied Housing Units	47.4%	38.1%	35.1%
Vacant Housing Units	7.9%	7.5%	9.3%
2010 Housing Units	3,516	30,038	50,077
Owner Occupied Housing Units	43.0%	52.6%	55.0%
Renter Occupied Housing Units	47.2%	38.3%	35.7%
Vacant Housing Units	9.9%	9.1%	9.3%
2020 Housing Units	3,784	30,808	52,525
Owner Occupied Housing Units	30.6%	45.6%	48.1%
Renter Occupied Housing Units	57.5%	44.0%	41.6%
Vacant Housing Units	11.7%	10.4%	10.4%
2024 Housing Units	3,789	31,187	54,018
Owner Occupied Housing Units	29.3%	43.9%	46.5%
Renter Occupied Housing Units	58.3%	45.3%	42.9%
Vacant Housing Units	12.3%	10.7%	10.5%
2029 Housing Units	3,803	31,551	55,170
Owner Occupied Housing Units	29.5%	44.1%	46.9%
Renter Occupied Housing Units	58.2%	45.2%	42.6%
Vacant Housing Units	12.3%	10.7%	10.5%
<b>Median Household Income</b>			
2024	\$40,120	\$52,475	\$53,500
2029	\$46,287	\$61,908	\$63,475
<b>Median Home Value</b>			
2024	\$125,332	\$166,932	\$175,350
2029	\$194,058	\$226,423	\$235,663
<b>2024 Households by Income</b>			
Household Income Base	3,318	27,832	48,308
<\$15,000	17.2%	11.8%	12.1%
\$15,000 - \$24,999	16.4%	10.8%	10.1%
\$25,000 - \$34,999	9.6%	9.8%	9.2%
\$35,000 - \$49,999	16.2%	15.2%	15.3%
\$50,000 - \$74,999	20.0%	17.2%	17.0%
\$75,000 - \$99,999	9.9%	13.2%	13.1%
\$100,000 - \$149,999	8.8%	15.0%	14.8%
\$150,000 - \$199,999	1.0%	4.7%	5.4%
\$200,000+	0.9%	2.2%	2.9%
Average Household Income	\$51,988	\$69,354	\$72,204



### 2024 Population 25+ by Educational Attainment

Total	4,892	44,828	79,474
Less than 9th Grade	2.1%	1.7%	2.4%
9th - 12th Grade, No Diploma	8.1%	5.8%	6.4%
High School Graduate	27.2%	27.3%	27.1%
GED/Alternative Credential	3.7%	5.0%	5.0%
Some College, No Degree	28.7%	24.6%	23.9%
Associate Degree	11.5%	12.1%	12.1%
Bachelor's Degree	13.0%	17.4%	16.9%
Graduate/Professional Degree	5.6%	6.2%	6.3%

### 2024 Population 15+ by Marital Status

Total	6,144	54,915	96,467
Never Married	39.7%	37.0%	35.8%
Married	34.7%	42.6%	44.4%
Widowed	6.4%	6.1%	6.0%
Divorced	19.2%	14.3%	13.8%

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## CONFIDENTIALITY

### Confidentiality Agreement

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RETAIL SITE GROUP, LLC and it should not be made available to any other person or entity without the written consent of RETAIL SITE GROUP, LLC. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to RETAIL SITE GROUP, LLC.

This offering memorandum has been prepared to provide a summary, of unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. RETAIL SITE GROUP, LLC has not made any investigation and makes no warranty or representation concerning the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, RETAIL SITE GROUP, LLC has not verified, and will not verify, any of the information contained herein, nor has RETAIL SITE GROUP, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT RETAIL SITE GROUP, LLC AGENT FOR MORE DETAILS.



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