

**13002-13070 Commerce Drive,
Elgin, OK 73538**

INVESTMENT OPPORTUNITY
RESTAURANT/RETAIL/OFFICE
BUILDING FOR SALE



OFFERING SUMMARY

Sale Price:	\$4,310,000
Cap Rate:	6.0%
NOI:	\$262,105
Year Built:	2022
Building Size:	20,109 SF
Zoning:	Commercial
Price / SF:	\$214.33

PROPERTY OVERVIEW

Investment property for sale in Elgin, OK! Featuring Elgin's Newest shopping center, Elgin Square. Financials available upon signing a Non-Disclosure Agreement. This center only has one unit left for lease. Ample parking for all suites. Minutes away from Hwy 277 and I-44. Tenants include Rising Eagle Brewery, Eagle's Lounge, Century 21 Realty, Luna Rae, Fee Mue Thai Cuisine, Hilliary, Allure Tanning, SW Driving School, and Burritos Mico. Rising Eagle Brewery and Burritos Mico both have outdoor seating. Nearby businesses include Arvest Bank, McDonalds, and Braum's. 1 acre pad ready site also available for sale.

PROPERTY HIGHLIGHTS

- Newly built in 2022
- Near both I-44 and Hwy 277
- 78% Occupied

MELISSA BUSSE

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Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.



Insight Commercial Real Estate Brokerage, LLC

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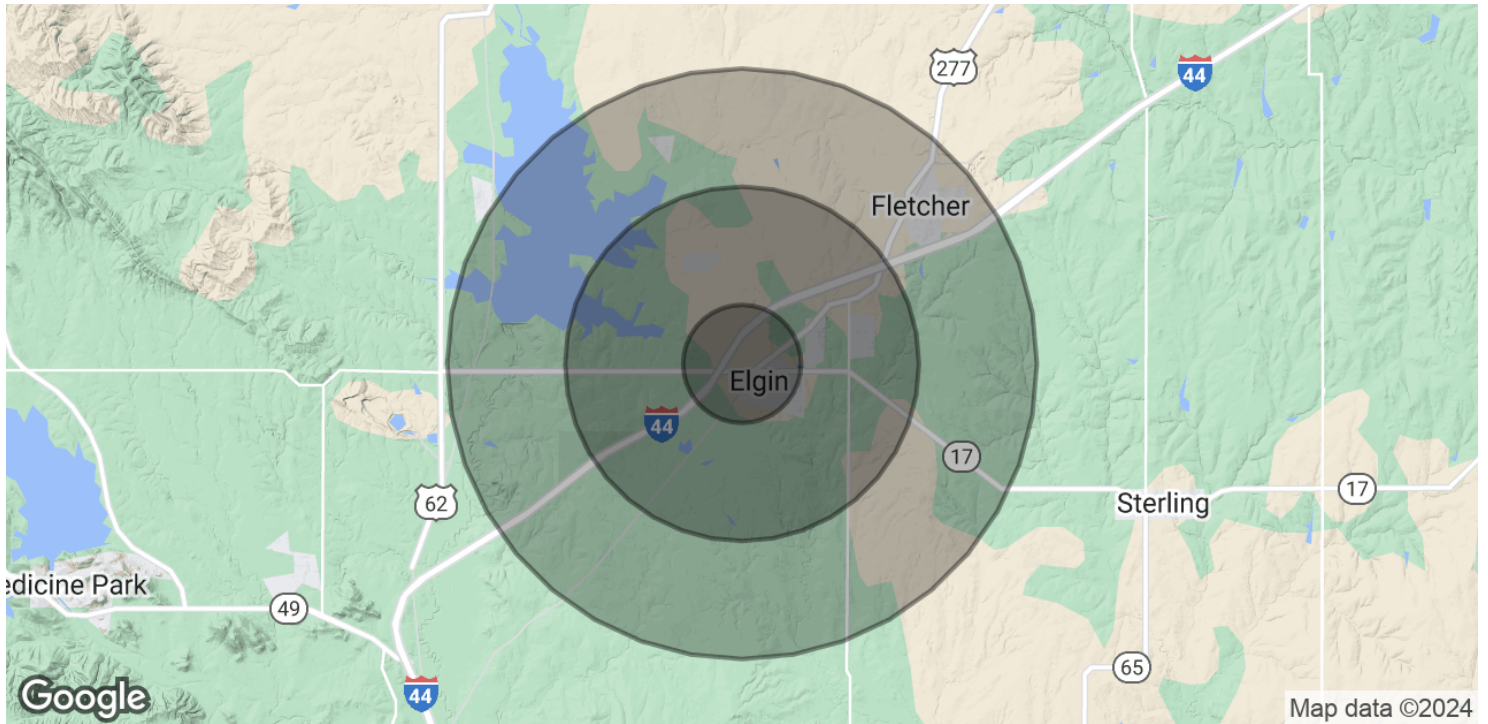


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,020	3,555	5,930
Average Age	31.4	33.5	35.3
Average Age (Male)	31.2	33.4	34.3
Average Age (Female)	31.4	33.6	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	490	1,428	2,523
# of Persons per HH	2.1	2.5	2.4
Average HH Income	\$51,903	\$67,547	\$65,662
Average House Value	\$123,538	\$176,280	\$177,023

2020 American Community Survey (ACS)

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