

FOR SALE

400 N Eastern Ave,
Moore, OK 73160



JohnsonCommercialGroup.com



Offering Summary

Sales Price: \$3,900,000

CAP RATE: 6.89%

NOI: \$268,000

Building Size: 9,600 SF

Lot Size: 1.92 Acres

Zoning: R4

Year Built: 1975/2021

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405.435.3572

Property Overview

This offering presents the opportunity to acquire a freestanding 9,600 SF medical office building situated on 1.92 acres in Moore, Oklahoma. The property is leased to Just Kids Pediatrics, a growing multi-clinic pediatric healthcare provider with more than 30 medical professionals across multiple locations. The tenant signed a 10-year lease in 2022 with two 5-year renewal options, demonstrating long-term commitment to the location. The lease structure provides 2% annual rent increases beginning in year six, creating steady income growth for investors. Positioned along a busy corridor near the intersection of Eastern Avenue and Main Street, the property benefits from approximately 14,297 vehicles per day and strong surrounding medical and residential development.



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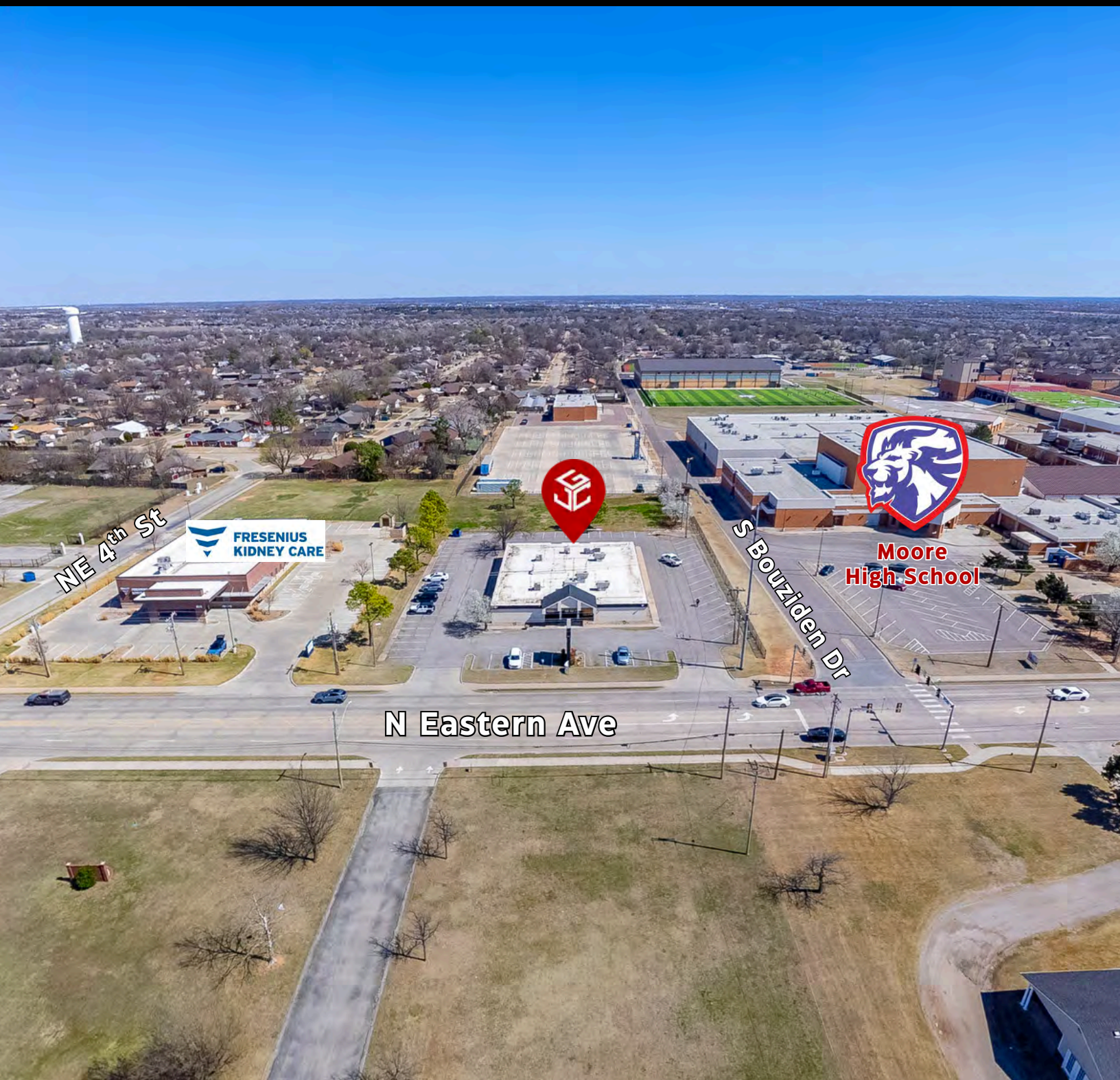
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NE 4th St

FRESENIUS
KIDNEY CARE



Moore
High School

S Bouziden Dr

N Eastern Ave

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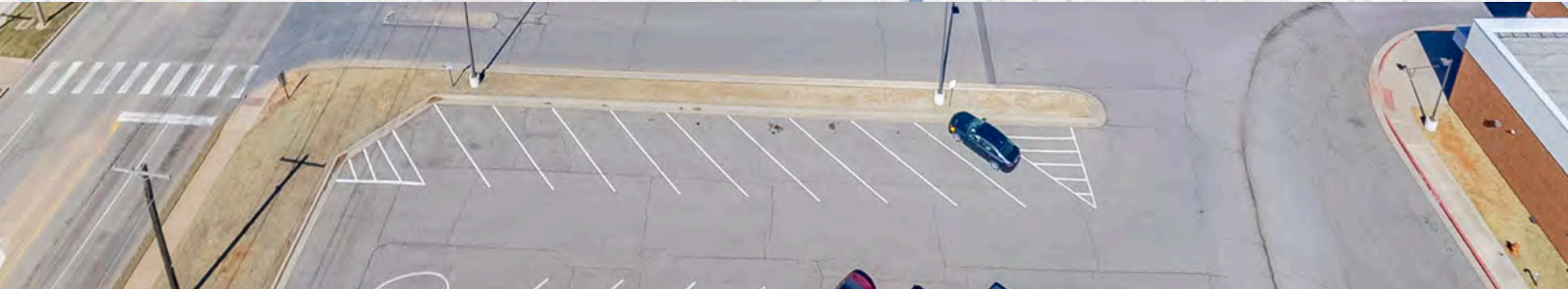
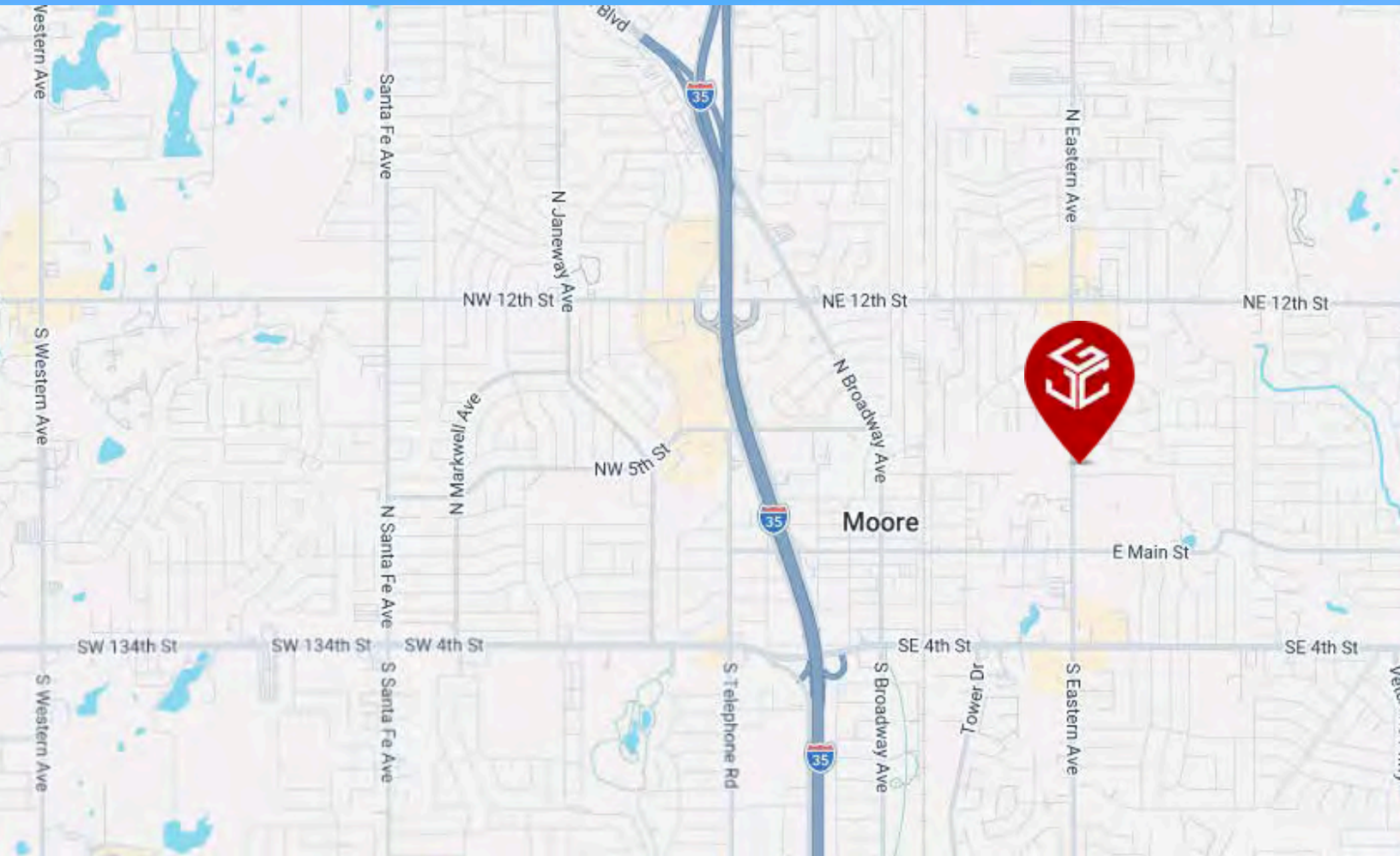


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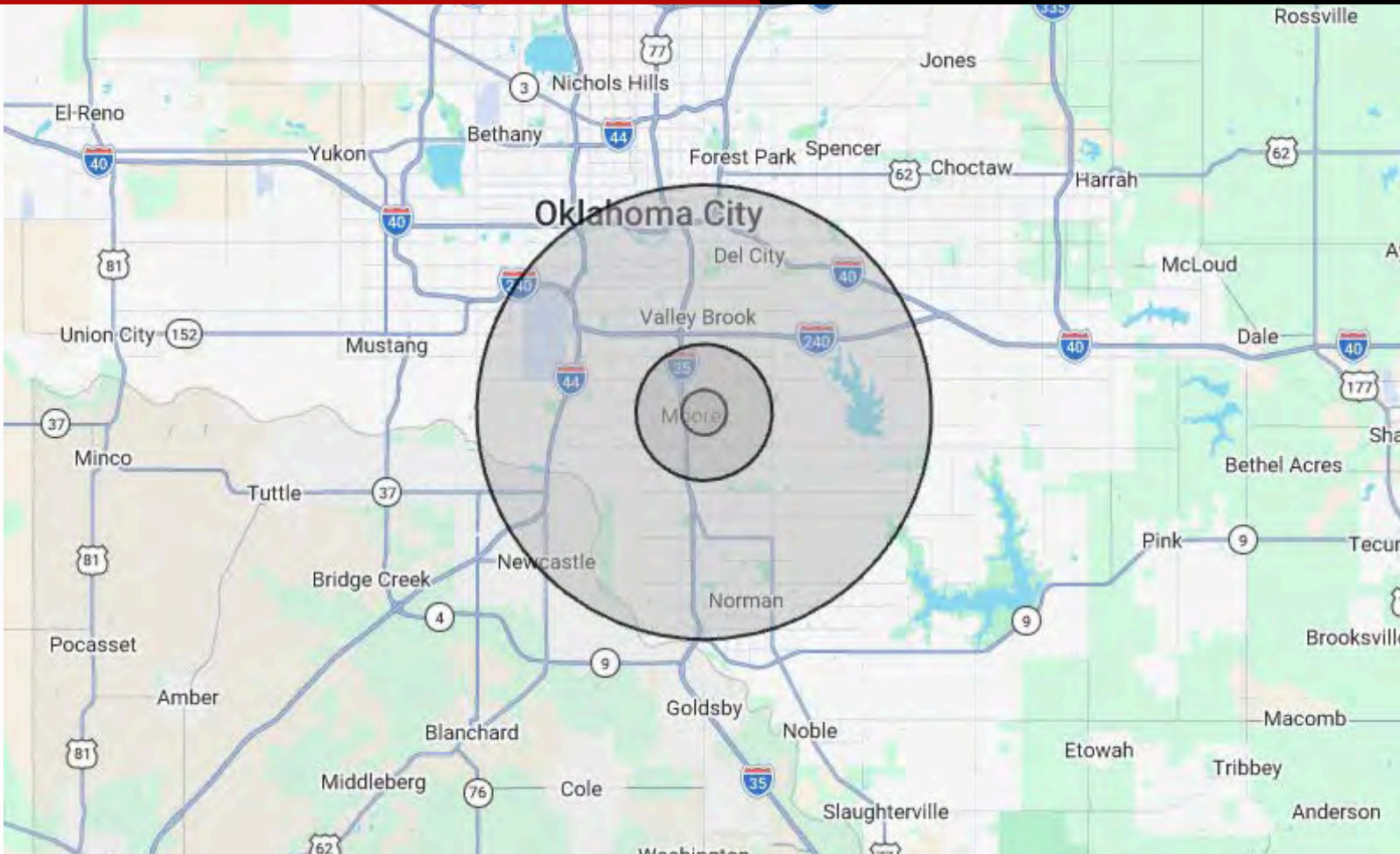
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Demographics	1 MILE	3 MILE	10 MILE
Population	12,215	71,426	451,670
Average Age	37	35	34
Employment	4,809	20,550	287,718
Households	4,653	27,339	172,080
Ave. Household Income	\$81,377	\$79,189	\$72,923
Median Household Value	\$155,828	\$162,805	\$161,081

Traffic Count

Average Daily Volume

17,888 Vehicles

Demographic data provided by CoStar

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