

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located in the heart of Moore at 1210 NW 12th St., this shopping center sits just off the bustling intersection of 12th St. and Santa Fe, ensuring high visibility and traffic. This property offers a prime value-add opportunity with below-market rents and all leases expiring within the next year. Investors can capitalize by transitioning tenants to triple net (NNN) leases, significantly increasing income. With strong growth potential and an ideal location, this is the perfect investment for those looking to unlock long-term value in a rapidly developing area.

PROPERTY HIGHLIGHTS

- Value-Add Opportunity
- Near Term Rollover
- Under Market Rents
- Leases can be Converted to NNN

OFFERING SUMMARY

Sale Price:	\$1,050,000
Number of Units:	5
Lot Size:	1.03 Acres
Building Size:	7,200 SF
NOI:	\$50,873.19
Occupancy Rate :	88%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,953	36,600	70,915
Total Population	15,175	93,100	188,201
Average HH Income	\$73,904	\$85,733	\$81,570

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ADDITIONAL PHOTOS



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FINANCIAL SUMMARY

7,200 SF

Asking Price \$ 1,050,000.00

Income			PSF
Base Rent	\$	73,436.00	\$ 10.20
NNN Income	\$	15,852.79	\$ 2.20
Other Income	\$	2,565.69	\$ 0.36
Total Income	\$	91,854.48	\$ 12.76

Expenses			
CAM	\$	3,010.00	\$ 0.42
Utilities	\$	4,134.18	\$ 0.57
Management	\$	7,321.74	\$ 1.02
Misc. Repairs	\$	1,567.37	\$ 0.22
RETax	\$	9,674.00	\$ 1.34
Insurance	\$	15,274.00	\$ 2.12
Total	\$	40,981.29	\$ 5.69

2023 NOI \$ **50,873.19** \$ **7.07**

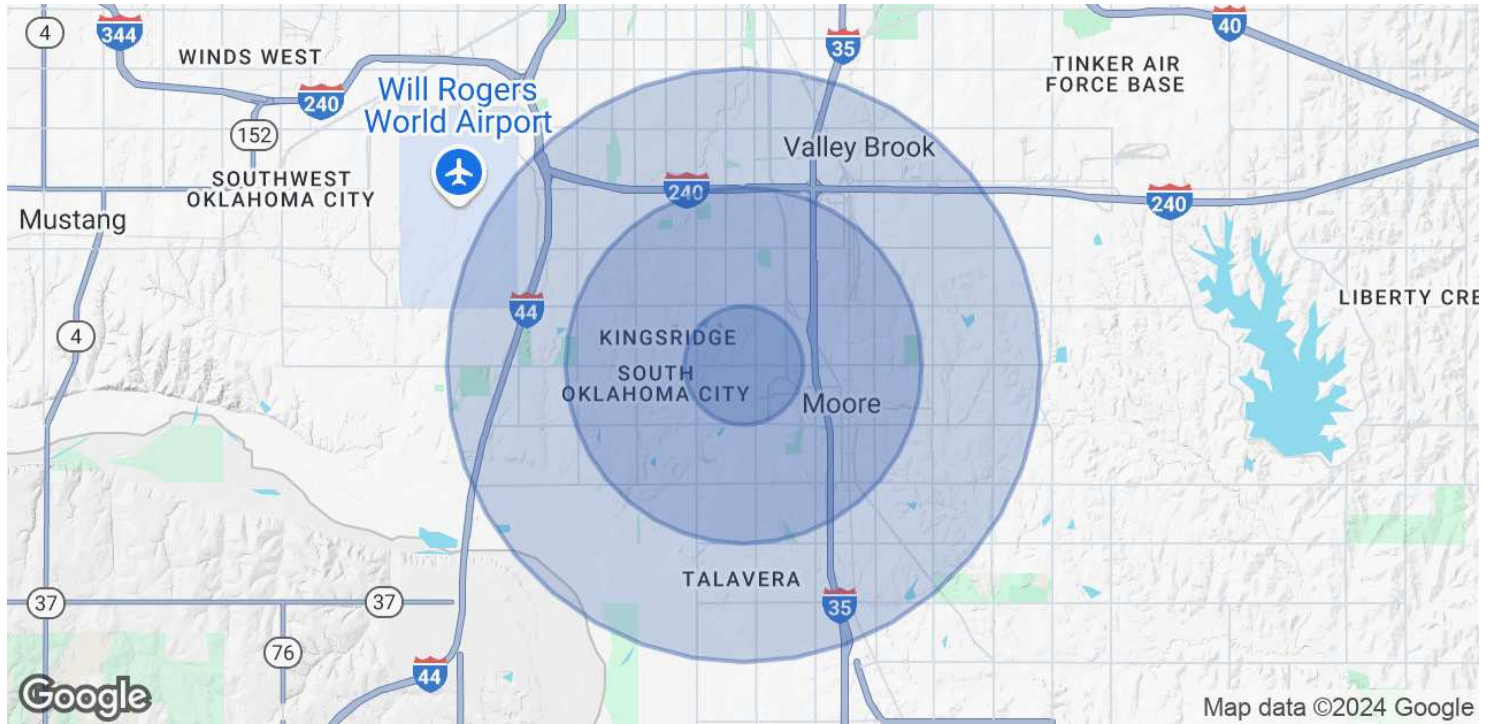
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,175	93,100	188,201
Average Age	38	39	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,953	36,600	70,915
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$73,904	\$85,733	\$81,570
Average House Value	\$187,969	\$231,740	\$214,268

Demographics data derived from AlphaMap

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