



9630 POLE ROAD, OKLAHOMA CITY, OK 73160

FOR SALE

9630 Pole Road | NNN Investment

PROPERTY DESCRIPTION

Excellent industrial investment opportunity in SE OKC. This 5,000 SF metal building with brick facade is occupied by an experienced cannabis grow operation with a NNN lease in place. The property boasts a 5-ton bridge crane in the warehouse, fenced-in parking/yard and signage on the building facia.

LOCATION DESCRIPTION

Pole Rd is situated in south OKC, just north of Moore allowing quick access to all parts of the metro. The property is located etween SE 89th & NE 27th, East of I-35.

PROPERTY OVERVIEW

- 100% occupied - Single tenant
- NNN lease
- Fenced parking and yard
- (2) 12 ft overhead doors
- 5-ton bridge crane in warehouse

OFFERING SUMMARY

Sale Price:	\$623,870
Cap Rate:	7.75%
Lot Size:	0.75 Acres
Building Size:	5,000 SF
Zoning:	I-3

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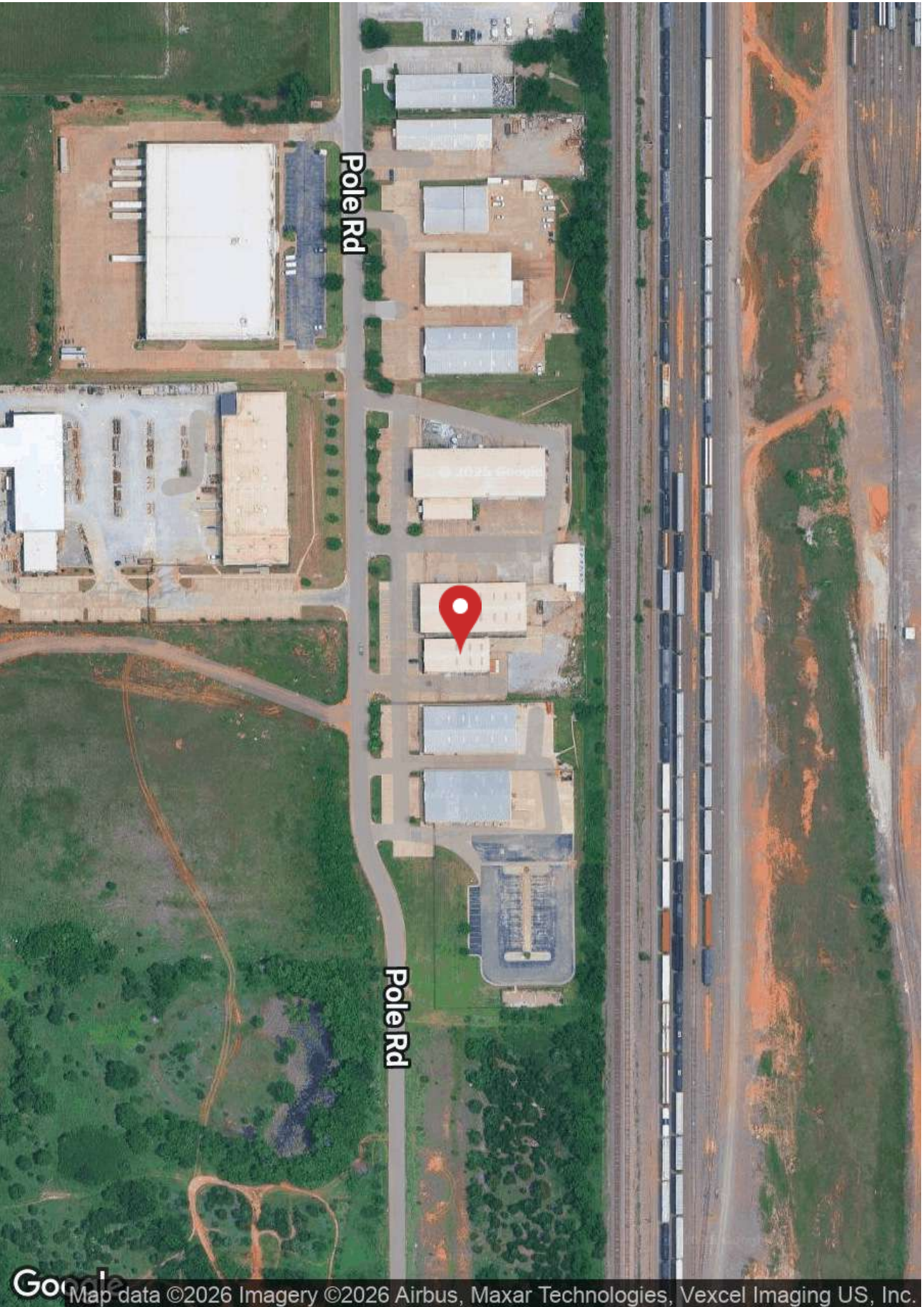


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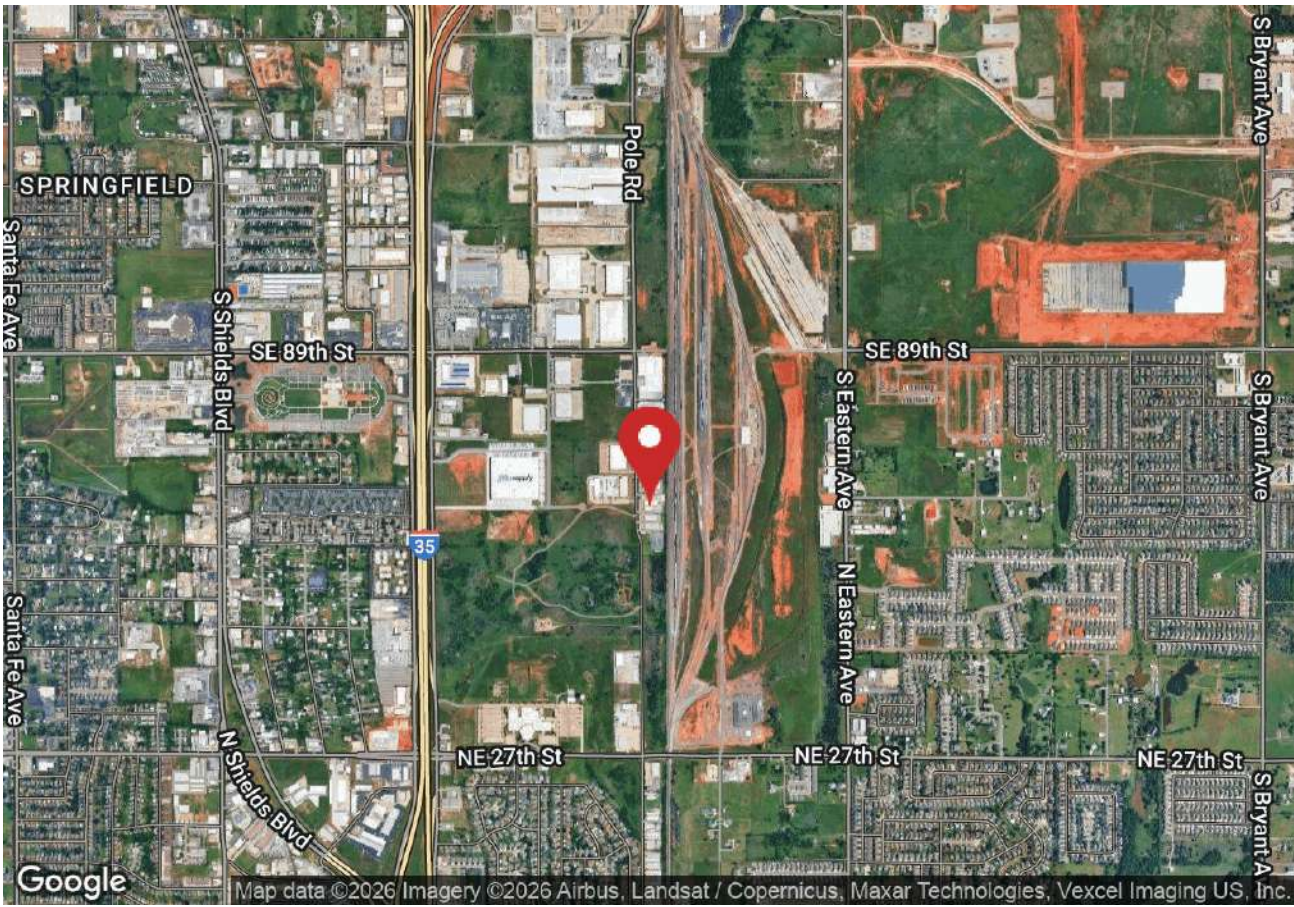
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5	47	3,680
Average Age	39	36	36
Average Age (Male)	39	36	35
Average Age (Female)	40	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	17	1,564
# of Persons per HH	2.5	2.8	2.4
Average HH Income	\$63,537	\$85,977	\$74,670
Average House Value	\$183,986	\$203,127	\$209,153

Demographics data derived from AlphaMap

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