

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Newport Shopping Center presents a compelling opportunity for investors seeking a well-located retail property priced below replacement cost. Positioned just off Northwest Expressway and one block from Lake Hefner, the center sits in the path of consistent traffic with strong surrounding demographics and dense residential neighborhoods. The property is clean, well-maintained, and offers excellent curb appeal, access, and parking. Existing tenants include two local restaurants, a laundromat, and a dog grooming business, providing a base of activity and daily-use traffic. Currently, 61% occupied, the center offers immediate upside through new leasing and tenant repositioning. The pricing reflects this, creating a rare chance to acquire a retail asset with built-in potential at an attractive basis. With solid physical condition, strong visibility, and an underutilized footprint, Newport Shopping Center is a smart investment for buyers looking to capture long-term upside in an established and growing corridor.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,627	36,092	88,252
Total Population	8,876	83,371	205,835
Average HH Income	\$85,401	\$94,085	\$93,272

PROPERTY HIGHLIGHTS

- Attractive Price Point | Priced well below replacement cost, offering immediate equity potential.
- High-Traffic Location | Just off Northwest Expressway, one of OKC's busiest commercial corridors.
- Strong Physical Condition | Well-maintained exterior, signage, and parking lot with no major deferred maintenance.
- Flexible Space Options | Multiple vacant suites allow for creative leasing strategies and diverse tenant mix.
- Lake Hefner Proximity | Located near golf, trails, and waterfront dining—driving consistent area traffic.
- Below Market Rents | Existing leases offer upside potential through future rent increases and re-tenanting.

OFFERING SUMMARY

Sale Price:	\$2,700,000
Building Size:	26,205 SF
Occupancy Percentage:	61%
NOI:	\$98,718

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ADDITIONAL PHOTOS



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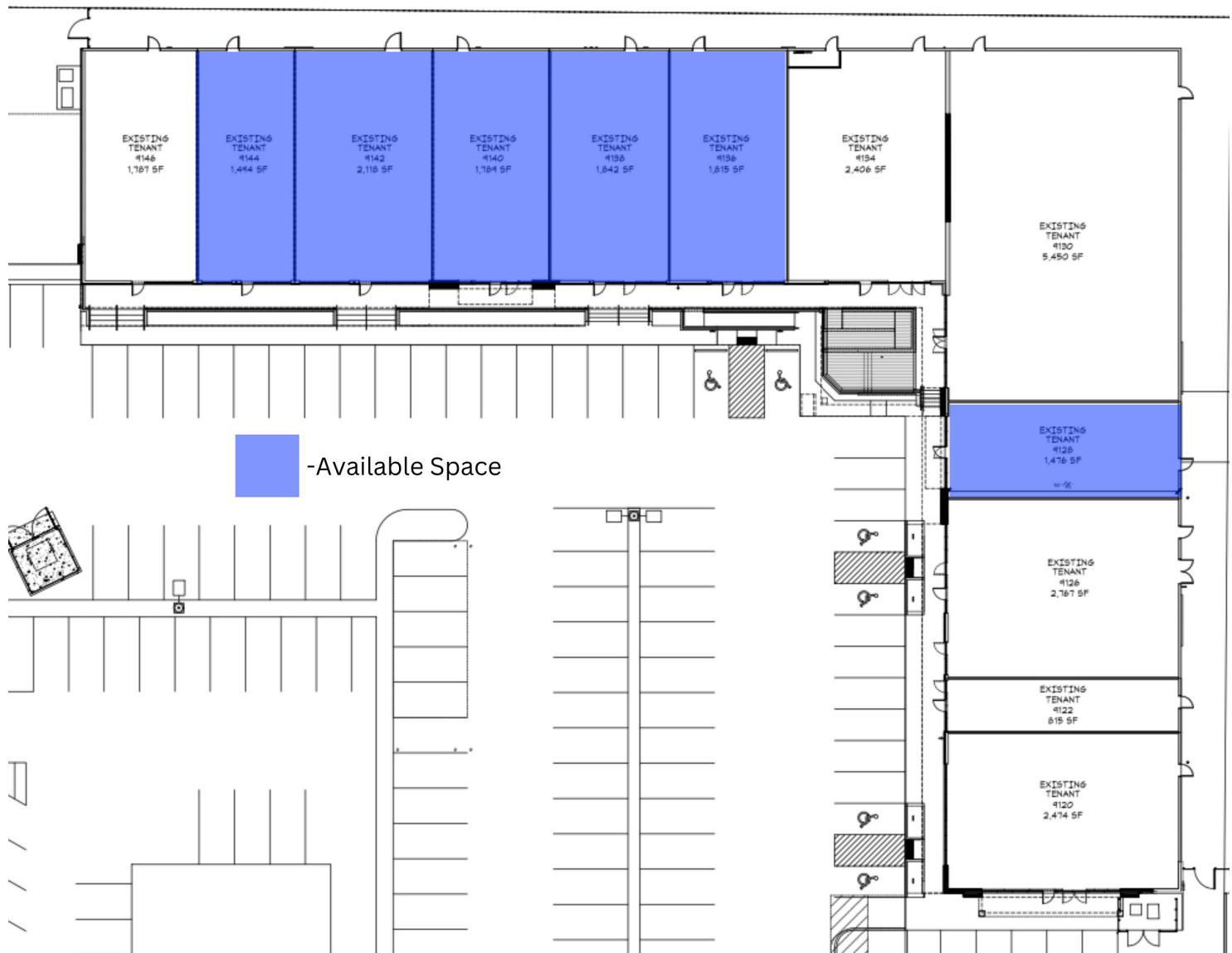
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SITE PLANS

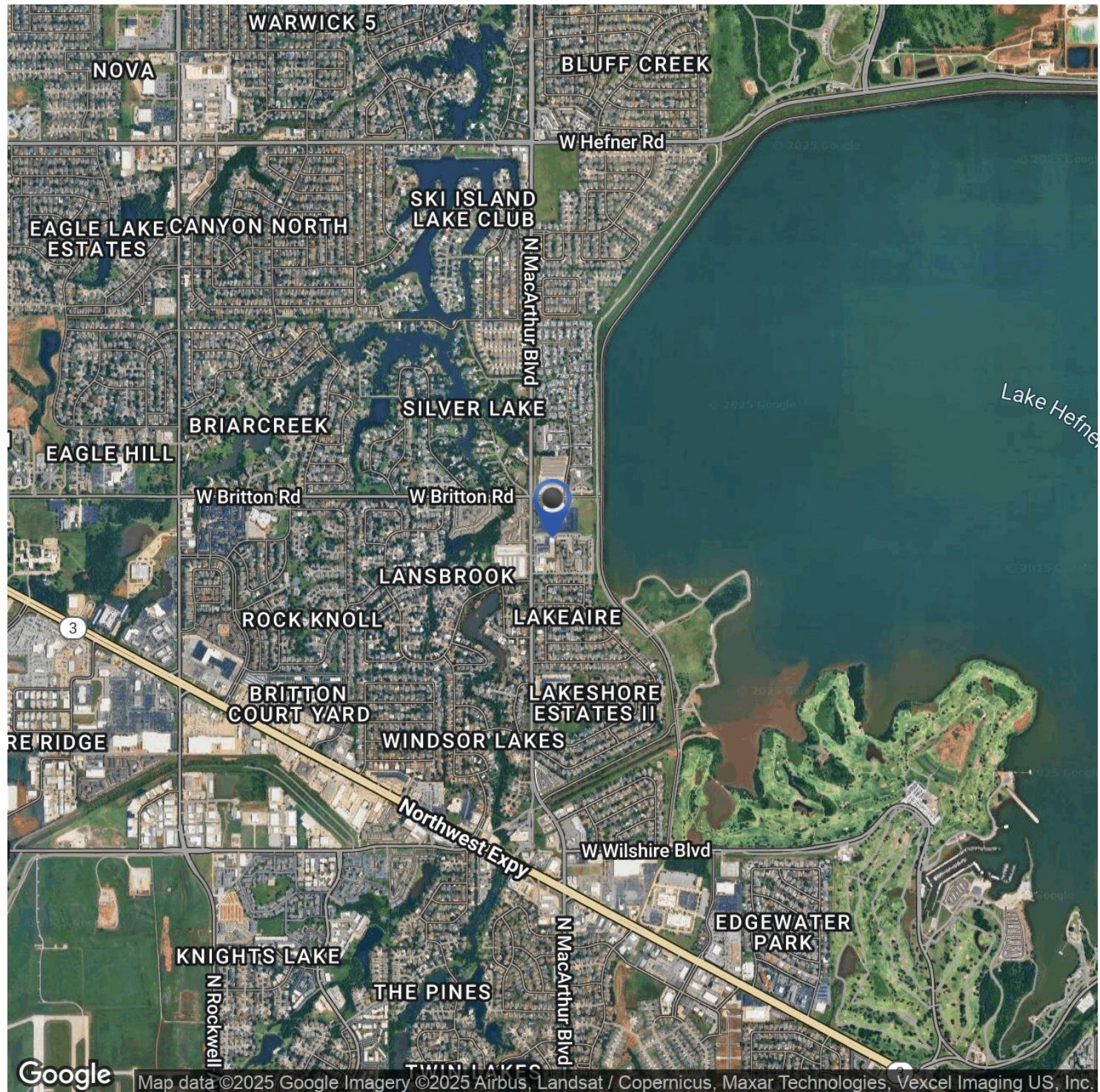


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LOCATION MAP

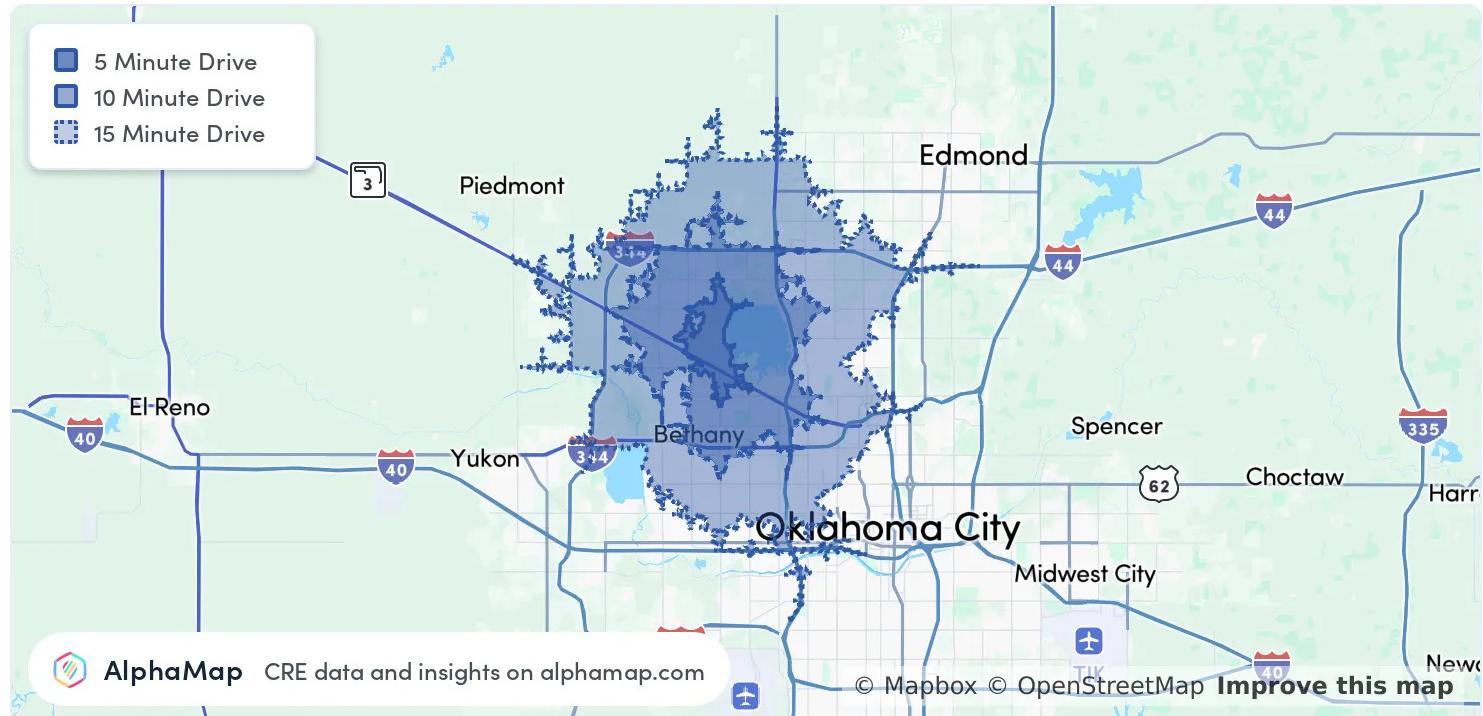


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AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	22,168	114,542	287,726
Average Age	41	41	39
Average Age (Male)	39	40	38
Average Age (Female)	42	42	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	9,128	49,718	123,358
Persons per HH	2.4	2.3	2.3
Average HH Income	\$88,222	\$92,626	\$90,067
Average House Value	\$244,389	\$273,331	\$277,997
Per Capita Income	\$36,759	\$40,272	\$39,159

Map and demographics data derived from AlphaMap

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