

100% Leased NNN Investment Property

1516 N. Lynn Riggs Blvd., Claremore, OK

Contact:

Justin Brown
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Property Facts:

Sale Price:	\$1,450,000	Year Built:	1980
Building Size:	7,200 SF	Year Renovated:	2017
Price per SF:	\$201.39		
Lot Size:	0.75 Acres		

Property Highlights:

New 5 year Lease with national credit Tenant occupying 60% of the building. The available property is located on HWY 66 in the prime retail corridor of Claremore, with over 32,000 people within 5 miles and average household incomes in excess of \$74,000 within 5 miles. Fully remodeled in 2017 with new HVAC units, new electrical panels, new LED lighting throughout.



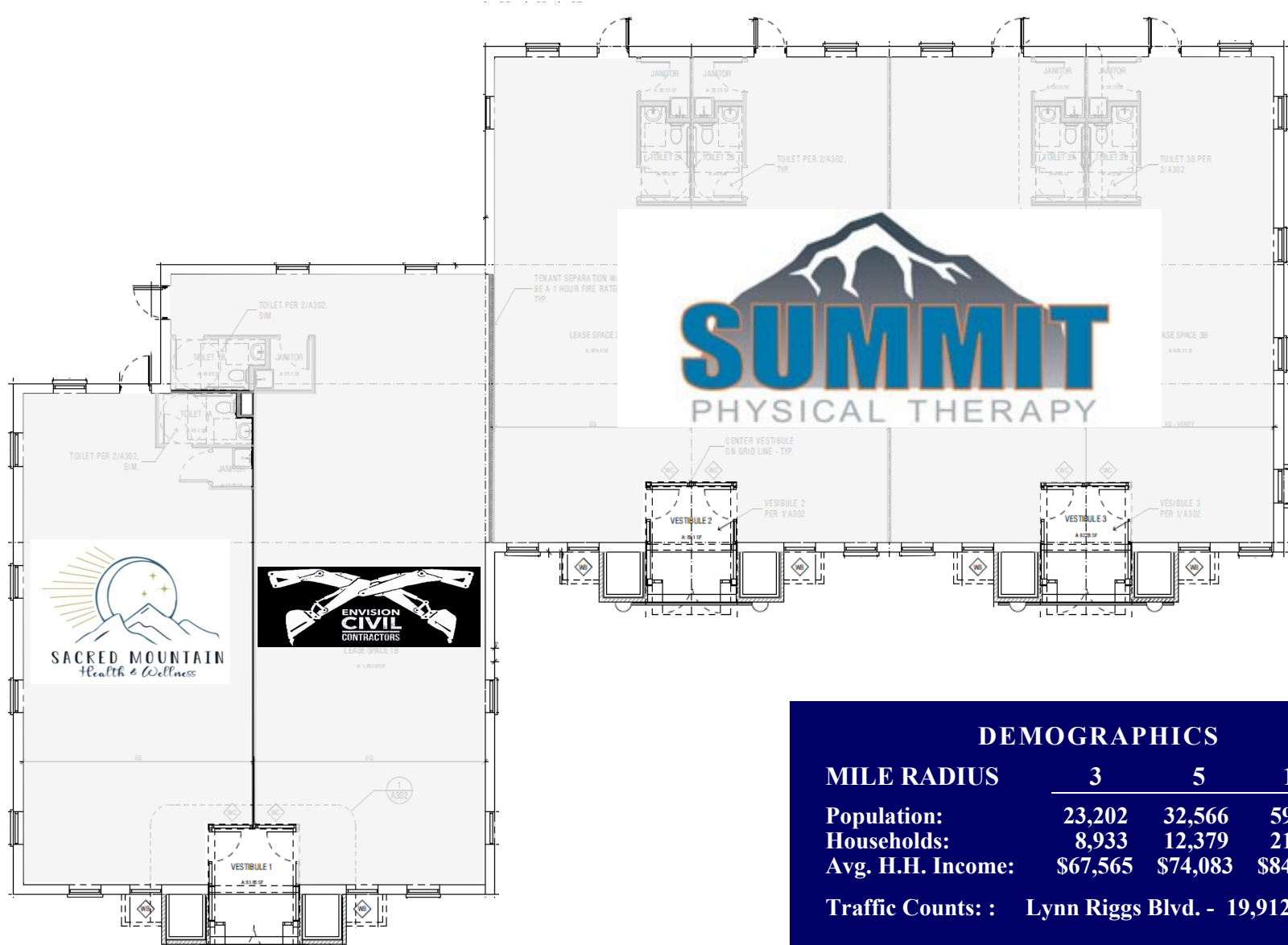
7060 S. Yale Ave.
Suite 900
Tulsa, OK 74136

Site Plan

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DEMOGRAPHICS			
MILE RADIUS	3	5	10
Population:	23,202	32,566	59,102
Households:	8,933	12,379	21,689
Avg. H.H. Income:	\$67,565	\$74,083	\$84,559
Traffic Counts :	Lynn Riggs Blvd. - 19,912 cpd		



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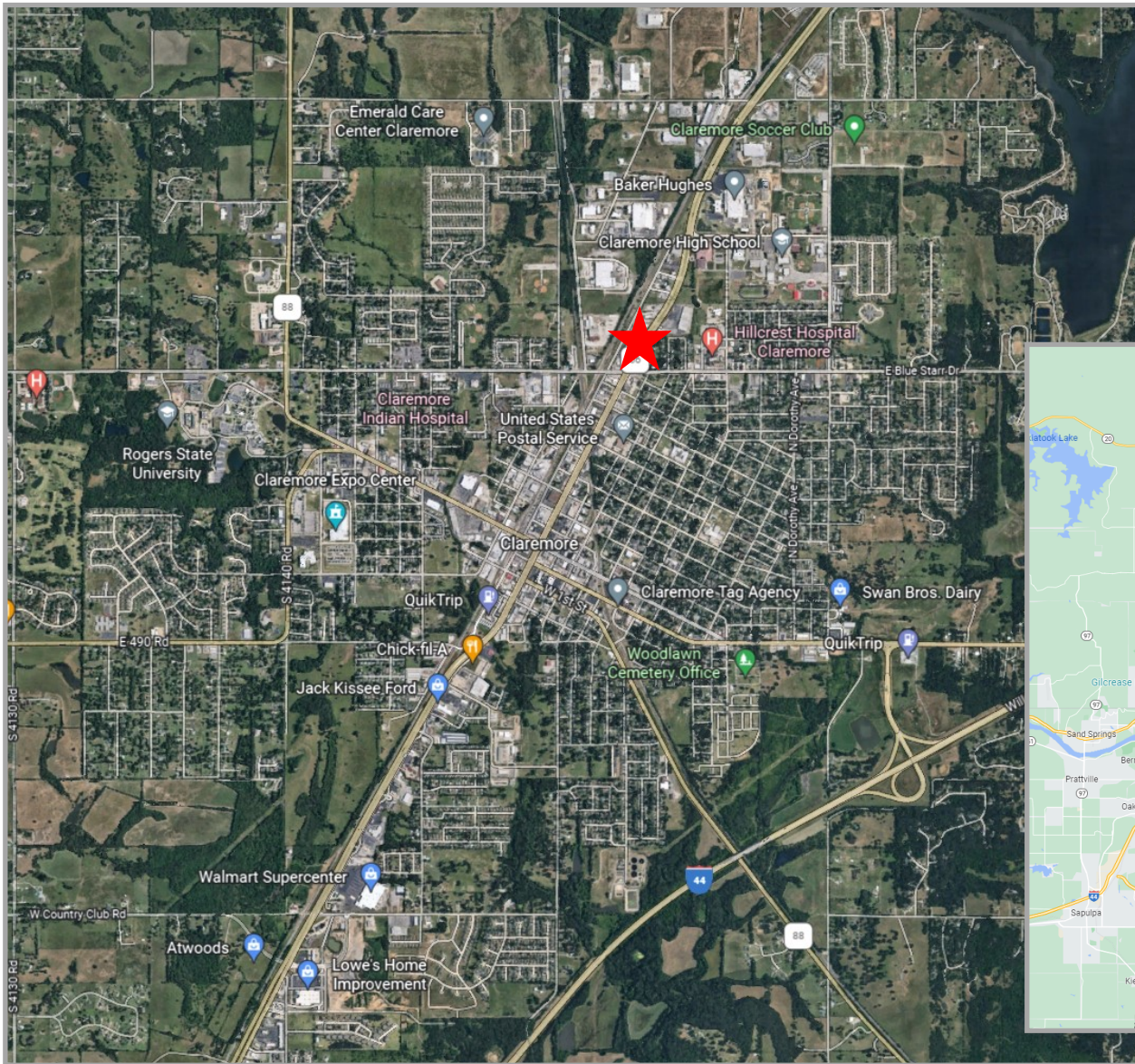
Claremore Map

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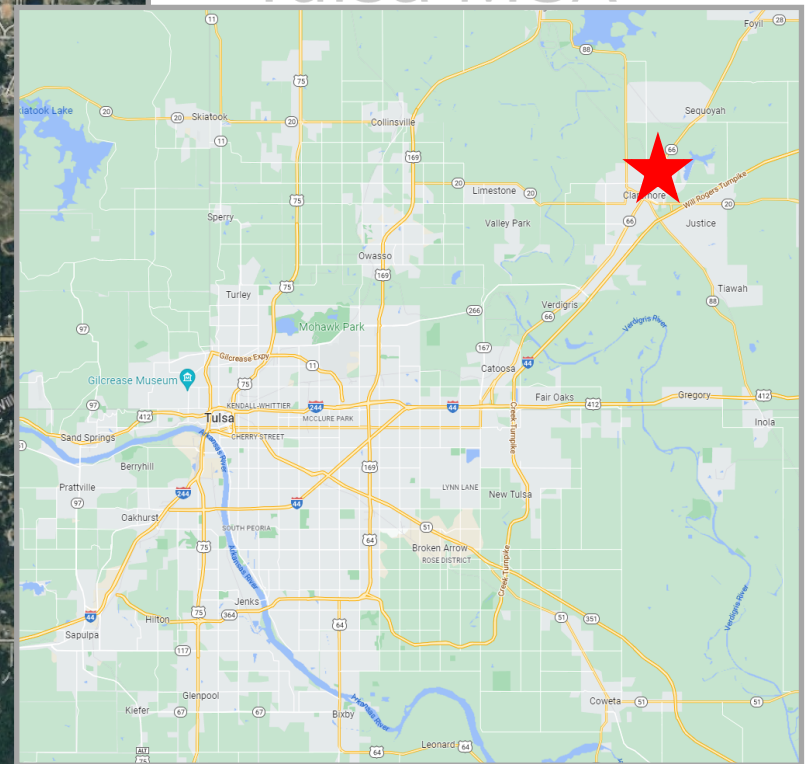
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Tulsa MSA



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Location Map

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