

## FROSTED MUG BAR AND GRILL

1800 SOUTH MERIDIAN AVENUE OKLAHOMA CITY, OK 73108



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**Sale Price**  
\$2,685,000

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### PROPERTY DESCRIPTION

Located at 1800 S Meridian Ave in Oklahoma City, OK, The Frosted Mug Bar and Grill presents a highly desirable NNN investment opportunity. The property is strategically located at the intersection of SW 15th and S Meridian and offers excellent visibility and exposure along the bustling S Meridian corridor. The building is 6,344 square feet, situated on a 1.72-acre lot, and includes ample parking.

Operating successfully for over 12 years, The Frosted Mug Bar and Grill boasts a solid track record of success. With an annual rent of \$192,000 and option term rental increases of 12%, this investment promises attractive returns and the potential for further growth.

The lease structure is NNN, placing the responsibility for structural maintenance, roof repairs, parking lot upkeep, HVAC, and plumbing on the tenant. This arrangement ensures minimal management obligations for the investor, offering a truly hassle-free investment opportunity.

The Frosted Mug Bar and Grill has demonstrated its profitability, with impressive revenue exceeding \$3 million in 2023, with expansion planned for the local market. This established success serves as a testament to the viability and enduring appeal of his thriving establishment.

### PROPERTY HIGHLIGHTS

- Lease Type: NNN (Triple Net Lease)
- Annual Rent: \$192,000
- Annual Rent increase to \$215,040 in Nov 2025
- Lease Structure: Option term rental increases of 12%
- Operator: Strong operator with over 12 years of successful operation
- Revenue: Revenue exceeding \$3 million annually

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### OFFERING SUMMARY

<b>Sale Price:</b>	\$2,685,000
<b>Number of Units:</b>	1
<b>Lot Size:</b>	1.72 Acres
<b>Building Size:</b>	6,344 SF
<b>NOI:</b>	\$192,000.00
<b>Cap Rate:</b>	7.15%



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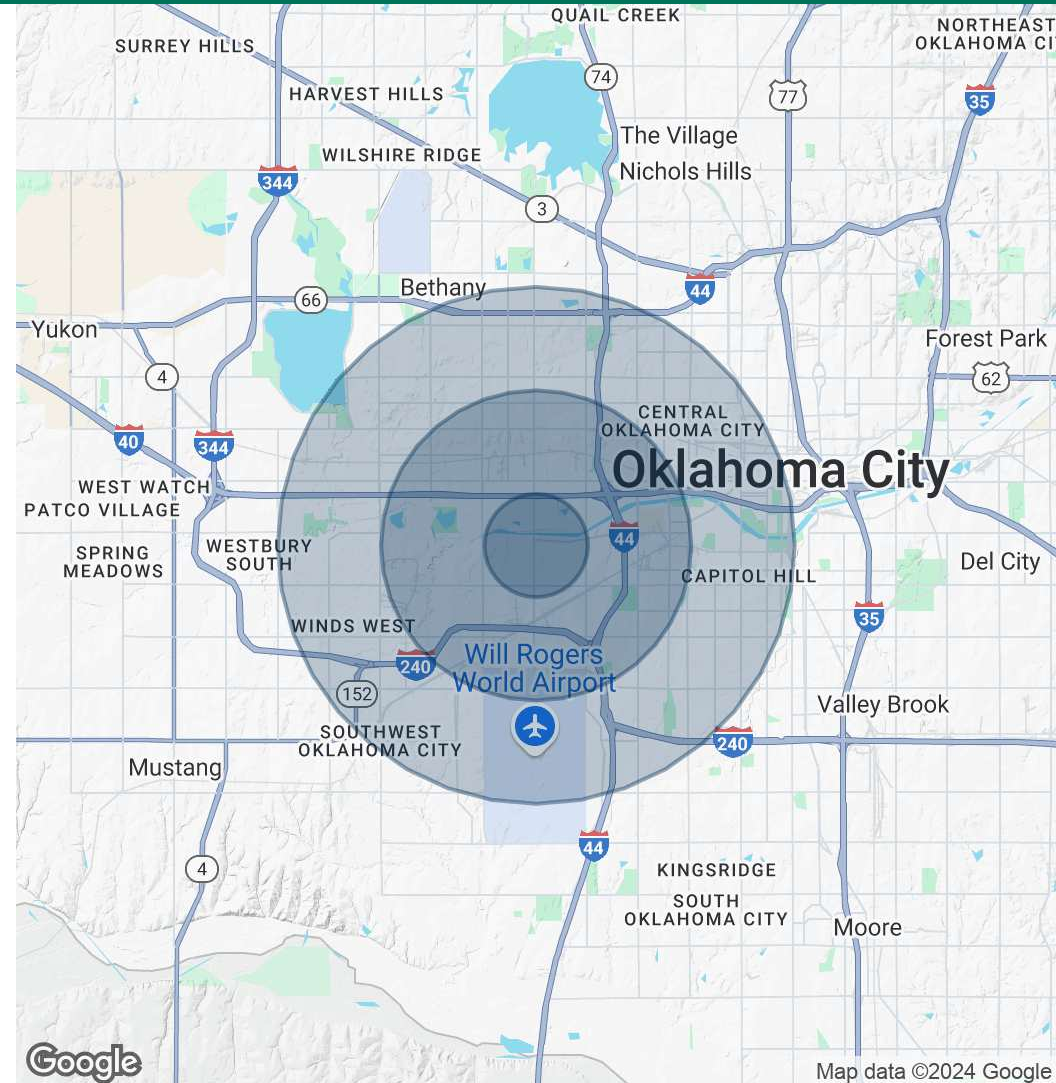


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,546	39,672	199,064
Average Age	36	34	36
Average Age (Male)	35	34	35
Average Age (Female)	36	35	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,051	14,376	73,848
# of Persons per HH	2.4	2.8	2.7
Average HH Income	\$73,357	\$52,531	\$64,946
Average House Value	\$100,568	\$118,960	\$178,411

Demographics data derived from AlphaMap



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