CREEK PRICE EDWARDS



SALE PRICE: $1,995,000

Lease Rate: $20 SF/yr (NNN)

630.843.1989
atolbert@creekpe.com

405.210.3910
astruble@creekpe.com

650.229.2251
cmyers@creekpe.com

Executive Summary



Details

Sale Price:	$1,995,000
Lease Rate:	$20 SF/yr (NNN)
Number of Units:	1
Available SF:	7,210 SF
Lot Size:	1.06 Acres | 46,561 SF
Building Size:	7,210 SF
NOI:	$144,200.00
Cap Rate:	7.23%

Highlights

- Can Be Sold Individually or a part of Portfolio
- Ownership Includes Opportunity to Acquire an Operating Successful Business
- NNN Sale
- Strong Local Operator
- Lease Expiration 11/1/2029
- Proforma Cap Rate of 7.8% (November 2026)
- Personal Guarantee

Overview

Located along the S Meridian Corridor, “Ballers” Bar and Grill is well positioned to benefit from surrounding airport and hotel traffic. The property is in close proximity to Will Rogers International Airport and serves both locals and visitors with modern bar fare. The restaurant occupies a highly desirable, highly visible corner with ample parking. The owner of the real estate also owns 100% of the operating business, creating an opportunity to acquire both the building and the business together.

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total population	2,752	40,498	192,385
Total households	1,135	14,670	71,414
Average HH income	$77,523	$52,507	$65,391

AJ TOLBERT
630.843.1989
atolbert@creekpe.com

ADEN STRUBLE
405.210.3910
astruble@creekpe.com

CALE MYERS
650.229.2251
cmyers@creekpe.com

Additional Photos









AJ TOLBERT
630.843.1989
atolbert@creekpe.com

ADEN STRUBLE
405.210.3910
astruble@creekpe.com

CALE MYERS
650.229.2251
cmyers@creekpe.com

Location Map

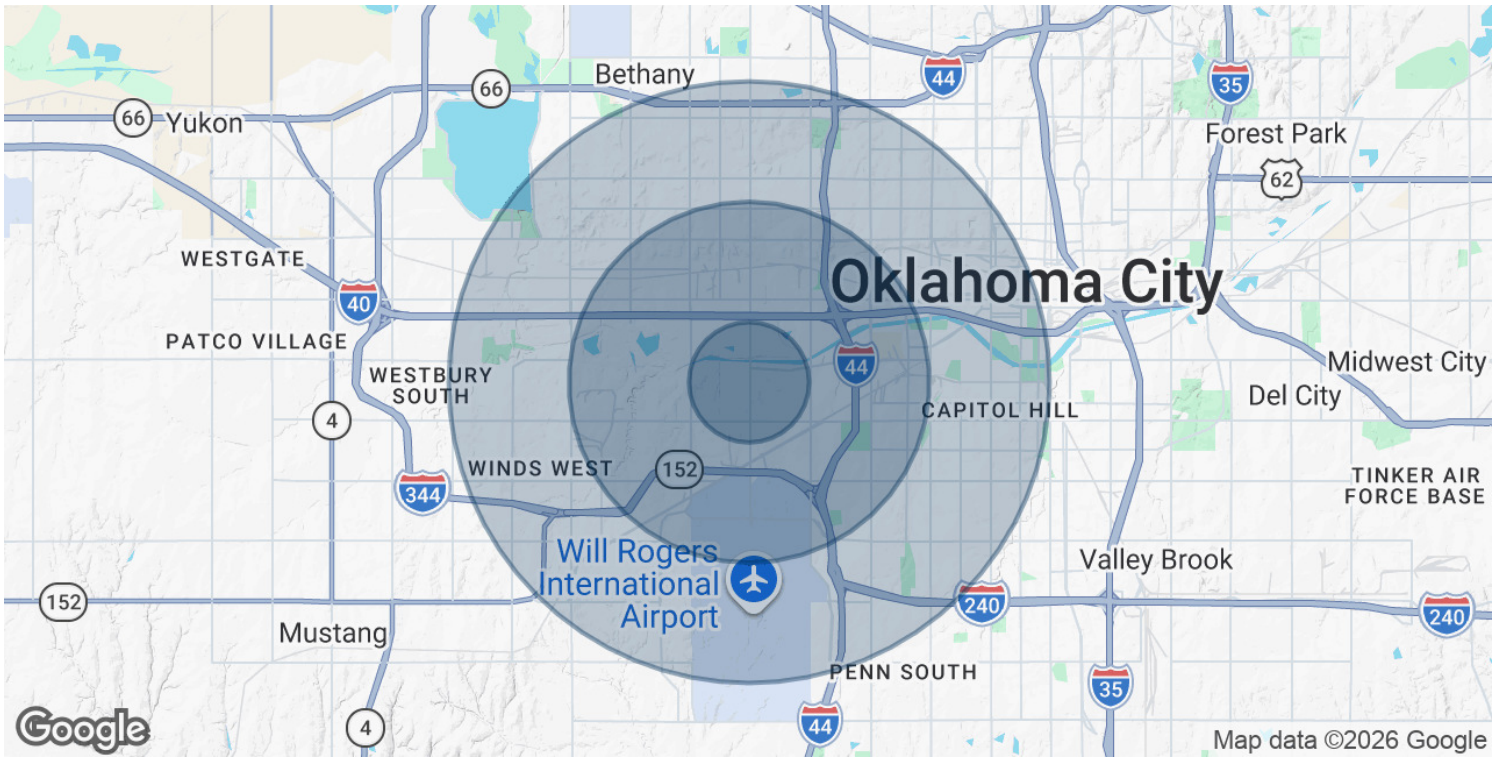


AJ TOLBERT
630.843.1989
atolbert@creekpe.com

ADEN STRUBLE
405.210.3910
astruble@creekpe.com

CALE MYERS
650.229.2251
cmyers@creekpe.com

Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	2,752	40,498	192,385
Average Age	36	34	36
Average Age (Male)	36	34	35
Average Age (Female)	37	35	36

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,135	14,670	71,414
# of Persons per HH	2.4	2.8	2.7
Average HH Income	$77,523	$52,507	$65,391
Average House Value	$99,940	$118,087	$177,666

2020 American Community Survey (ACS) *10262026*

AJ TOLBERT
630.843.1989
atolbert@creekpe.com

ADEN STRUBLE
405.210.3910
astruble@creekpe.com

CALE MYERS
650.229.2251
cmyers@creekpe.com