

SALE PRICE: $1,415,000

405.401.3297
kkahkesh@creekpe.com

Executive Summary



Details

Sale Price:	$1,415,000
Price / SF:	$170.07
Lot Size:	0.9 Acres
Number of Units:	1
Building Size:	8,320 SF
NOI:	$85,000.00
Cap Rate:	6.01%
Year Built:	2020
Zoning:	C-3

Highlights

- Built in 2020
- Corporate Lease Guarantee
- High Traffic Counts
- Tenant responsible for CAM, Taxes, and Insurance
- Cap Rate of 6%

Overview

This Family Dollar was built in 2020 and makes up 8,320 SF. Listed as a NNN investment sale, the lease term runs through 3/31/2029. Family Dollar has six renewal options with five year terms per renewal. Each option consists of rental increases. The location itself is densely populated and boasts traffic counts of over 32,500 VPD.

KAYDN KAHKESH
405.401.3297
kkahkesh@creekpe.com

Additional Photos

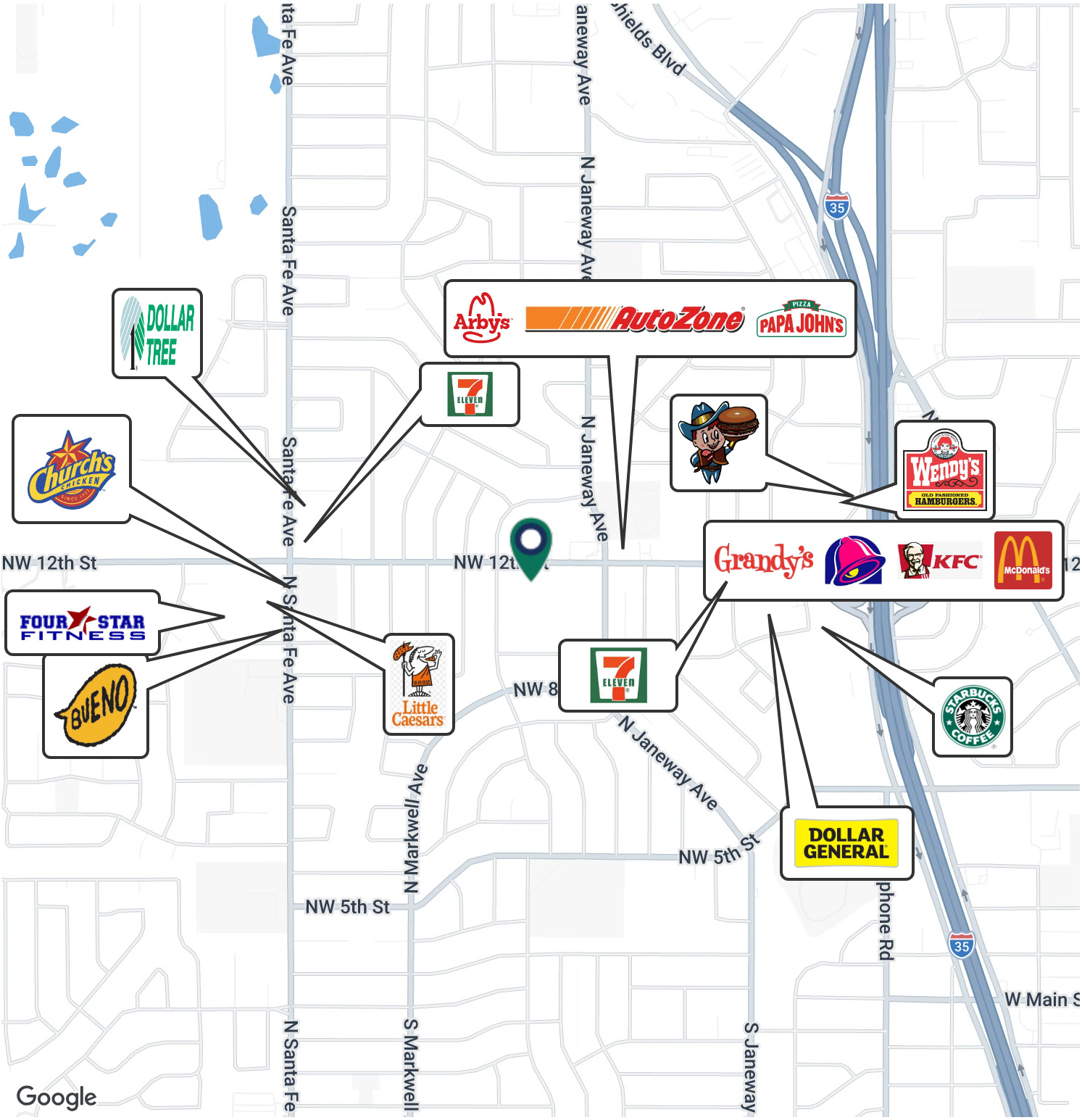






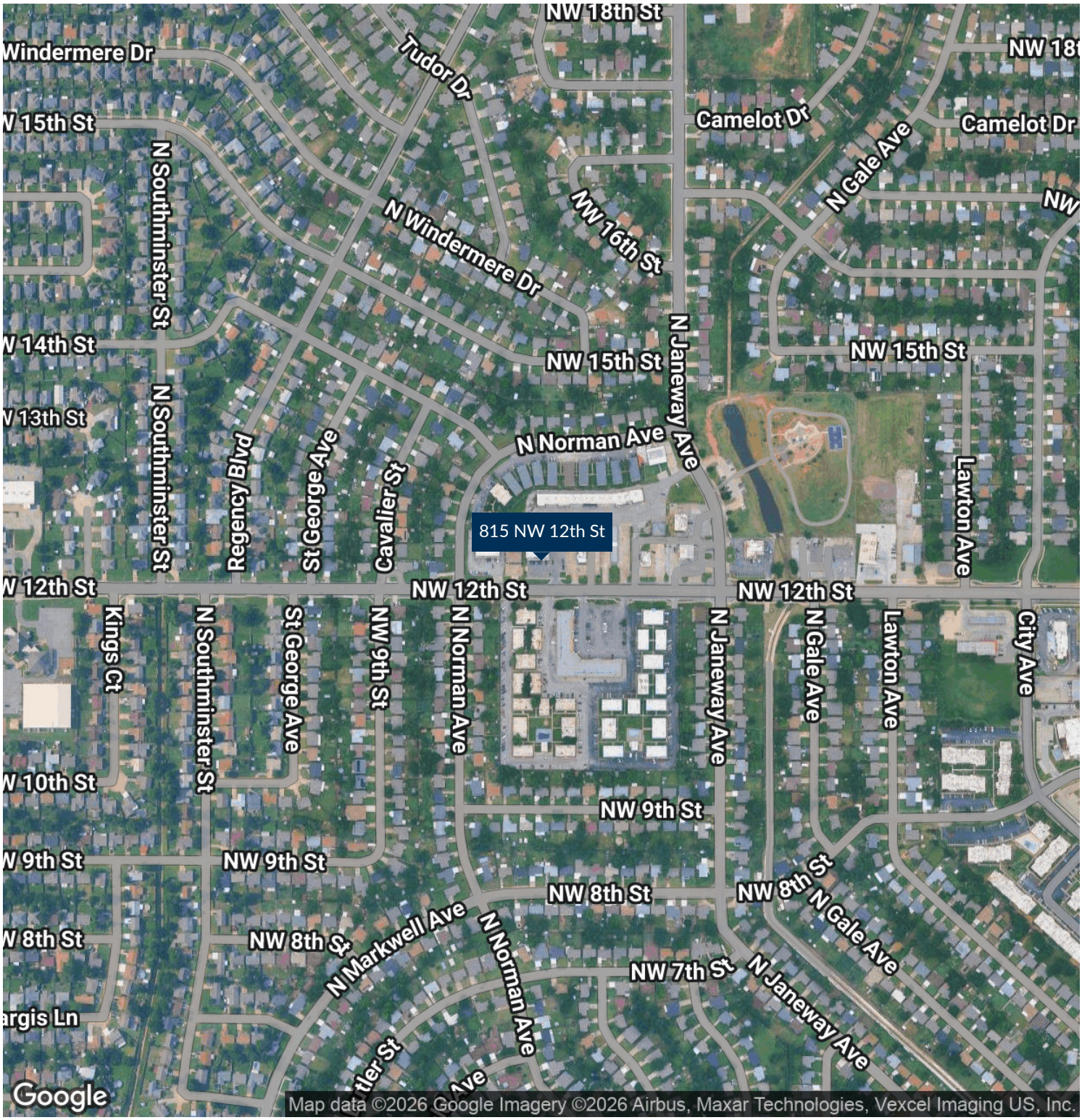
KAYDN KAHKESH
405.401.3297
kkahkesh@creekpe.com

Retailer Map



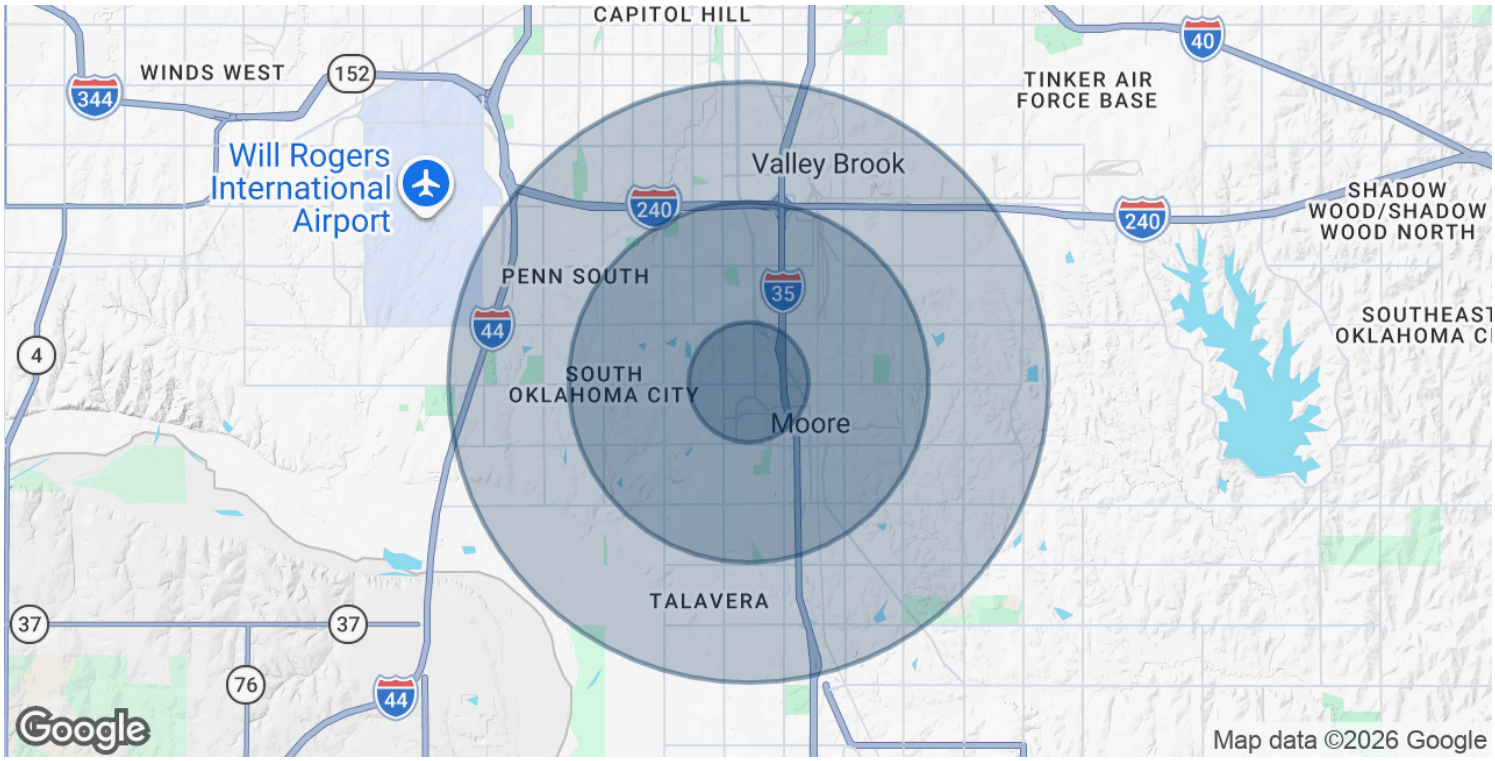
KAYDN KAHKESH
405.401.3297
kkahkesh@creekpe.com

Location Map



KAYDN KAHKESH
405.401.3297
kkahkesh@creekpe.com

Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	15,263	89,065	182,744
Average Age	36	39	38
Average Age (Male)	35	37	37
Average Age (Female)	38	40	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,847	35,066	69,003
# of Persons per HH	2.6	2.5	2.6
Average HH Income	$70,806	$85,165	$82,236
Average House Value	$166,314	$226,544	$216,777

2020 American Community Survey (ACS) *10232026*

KAYDN KAHKESH
405.401.3297
kkahkesh@creekpe.com