Executive Summary



Details

Sale Price:	$2,600,000
Number of Units:	4
Lot Size:	51,118 SF
Building Size:	10,268 SF
Cap Rate:	6.8%
Renovated:	2021

Highlights

- Prime Edmond location
- Established tenants
- Strong Visibility and access
- Value add opportunity
- New Roof Coating done in 2024
- New gutters with a 20 year warranty
- New exterior paint done in 2023
- All new LED parking lot lights in 2022

Overview

10,268 SF multi-tenant retail property offered for sale. The property features a four-unit configuration with existing tenancy, additional available space, strong visibility, ample parking, and convenient access along N Kelly Ave.

Situated within an established Edmond retail corridor, the property benefits from strong surrounding demographics and a diverse mix of residential, retail, and commercial uses. The combination of existing tenancy, additional leasing potential, and a strong Edmond location makes 1444 N Kelly Ave an attractive opportunity for investors seeking a multi-tenant retail asset.

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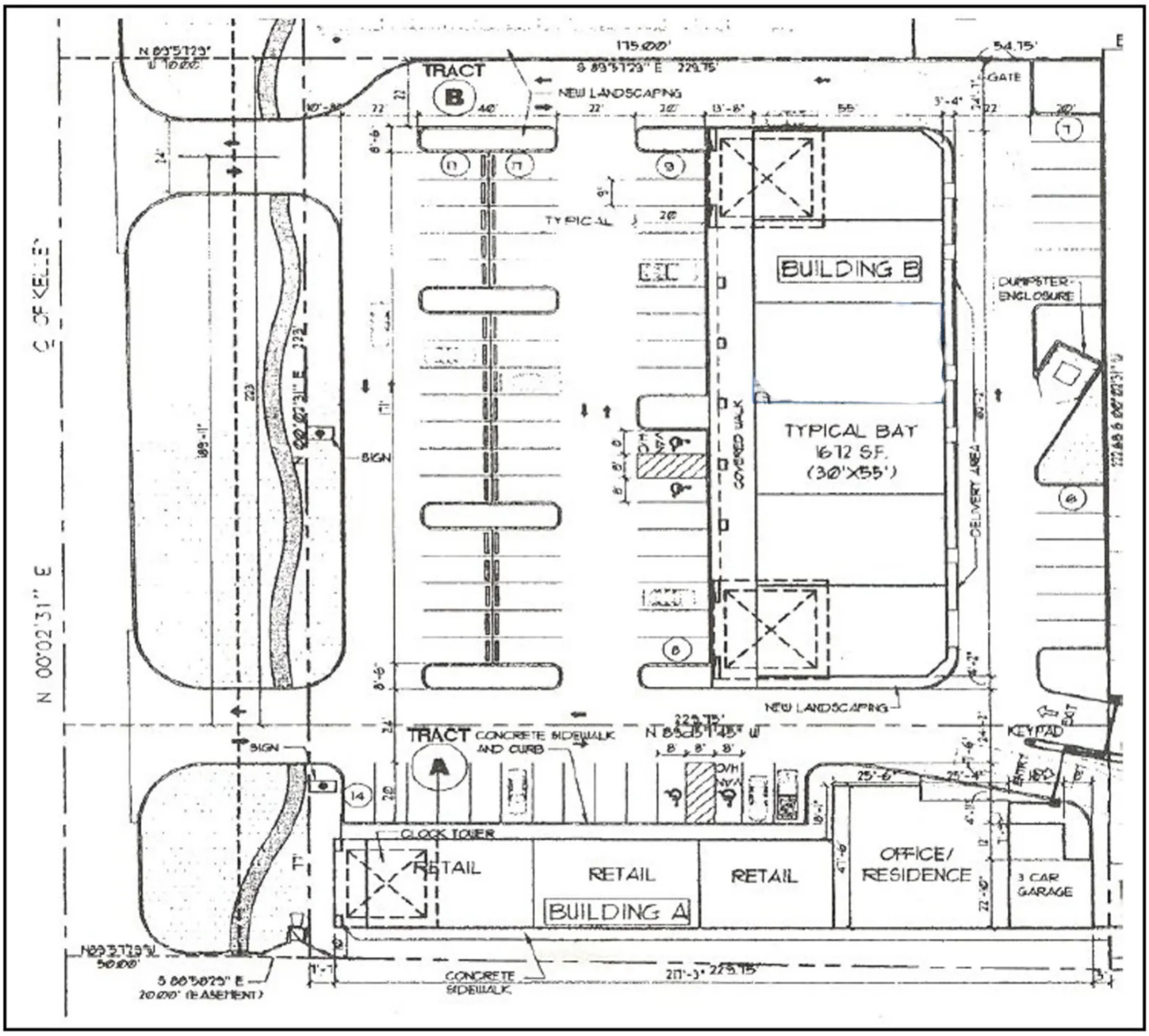
Rent Roll

Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease Start	Lease End
1468	Fizz	2,200 SF	21.43%	$19.00	$41,800	8/6/2025	2/1/2036
1460	Straight Path Martial Arts	2,200 SF	21.43%	$16.32	$35,904	3/1/2024	3/1/2029
1444	15th Street Tattoo	3,315 SF	32.28%	$18.54	$61,460	1/1/2024	12/31/2028
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
Totals		7,715 SF	75.14%	$53.86	$139,164		
Averages		2,572 SF	25.05%	$17.95	$46,388		

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Site Plan

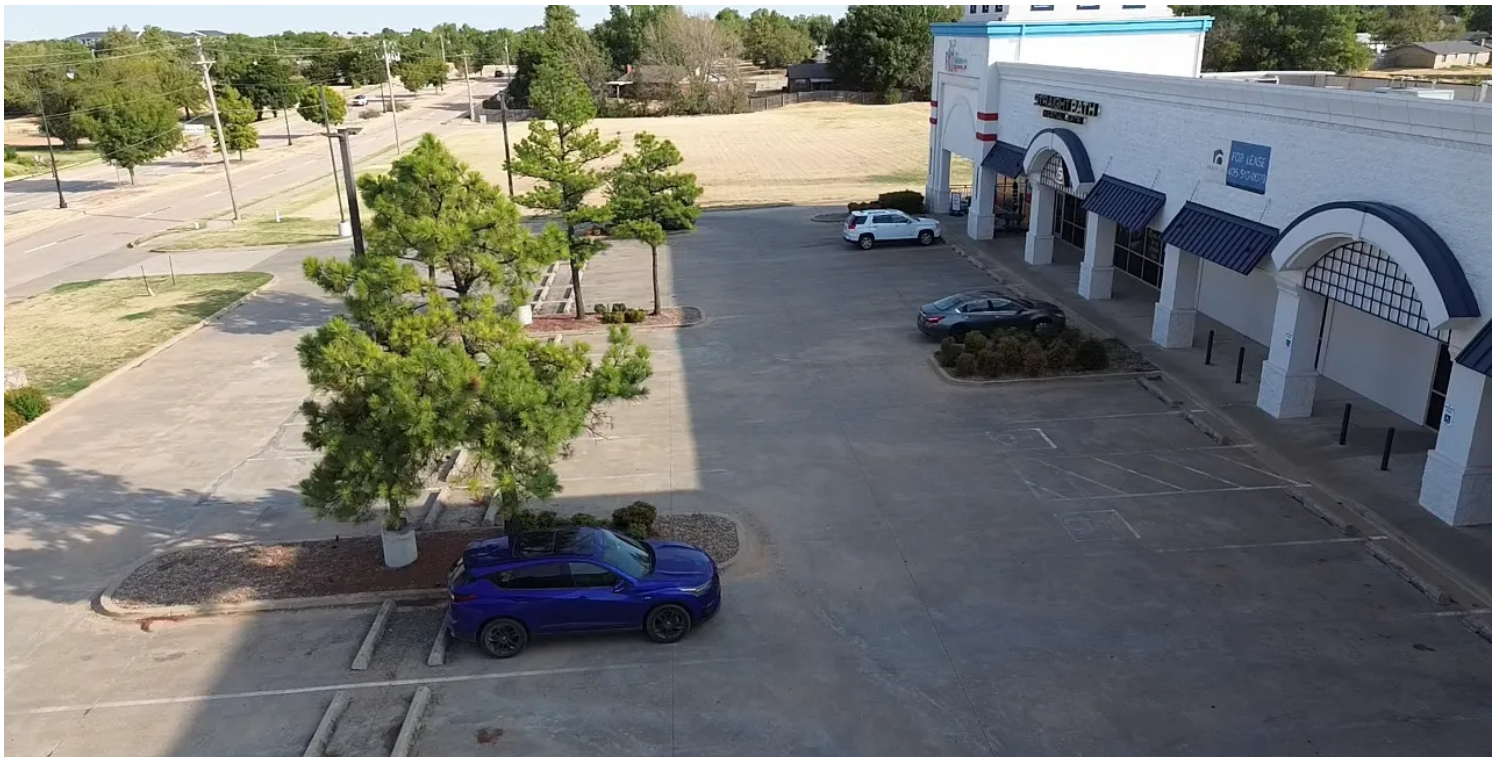


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Additional Photos





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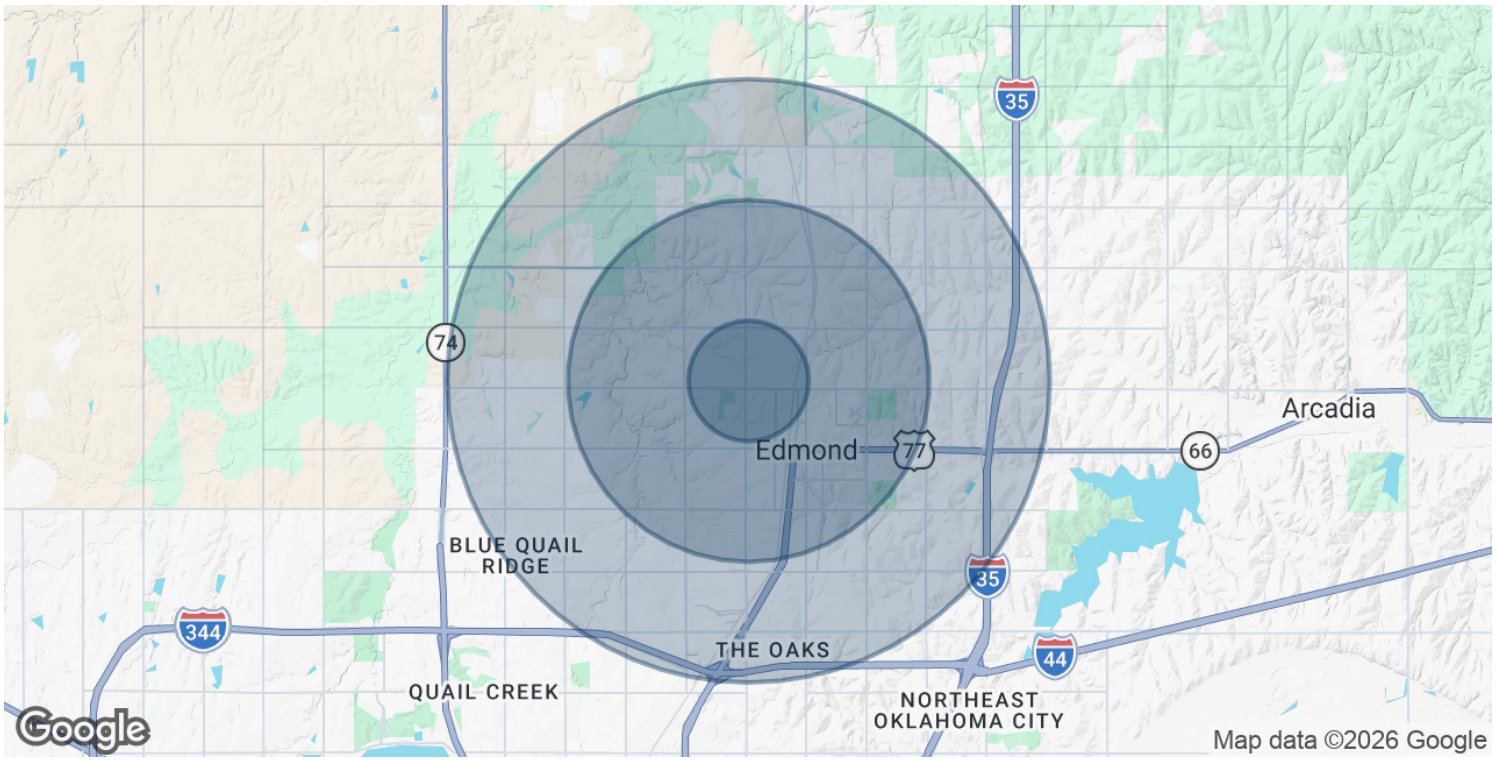
Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	10,643	77,898	160,145
Average Age	37	38	38
Average Age (Male)	35	37	37
Average Age (Female)	38	40	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,223	30,021	60,620
# of Persons per HH	2.5	2.6	2.6
Average HH Income	$85,169	$121,963	$134,781
Average House Value	$256,326	$332,623	$365,808

2020 American Community Survey (ACS) *10232026*

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