

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,534,050
Price/SF:	\$50.00
NOI:	\$63,482
Building Size:	30,681 SF
Available SF:	20,289 SF
Number of Units:	6
Parking Spaces:	92
Year Built:	1963
Renovated:	2012
Zoning:	C3

PROPERTY OVERVIEW

Introducing a prime value-add opportunity for retail investors: this 30,681 SF, six-unit property presents a compelling investment. Priced below replacement cost. With a 34% occupancy rate, there is potential for immediate income and further expansion. All suites are built out and ready for tenant move in. This property's strategic location and excellent visibility make it a desirable choice for retail businesses looking to establish or expand their presence in the Guymon area. Current tenants include Domino's Pizza, Anytime Fitness, and Vapor 100. Please note Dollar General is NOT part of this offering.

LOCATION OVERVIEW

The retail hub of the Oklahoma panhandle, this shopping center is ideally situated along Main Street in the middle of Guymon. Seaboard Foods is the main economic driver of this community, drawing a workforce from three states. This agricultural-centric community is the crossroads of Highways 54 and 64, offering logical support to the Texas Panhandle, southwestern Kansas, southeastern Colorado, and northwest Oklahoma.

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PHOTOS



SUITES AVAILABLE FOR LEASE



SUITE AVAILABLE FOR LEASE



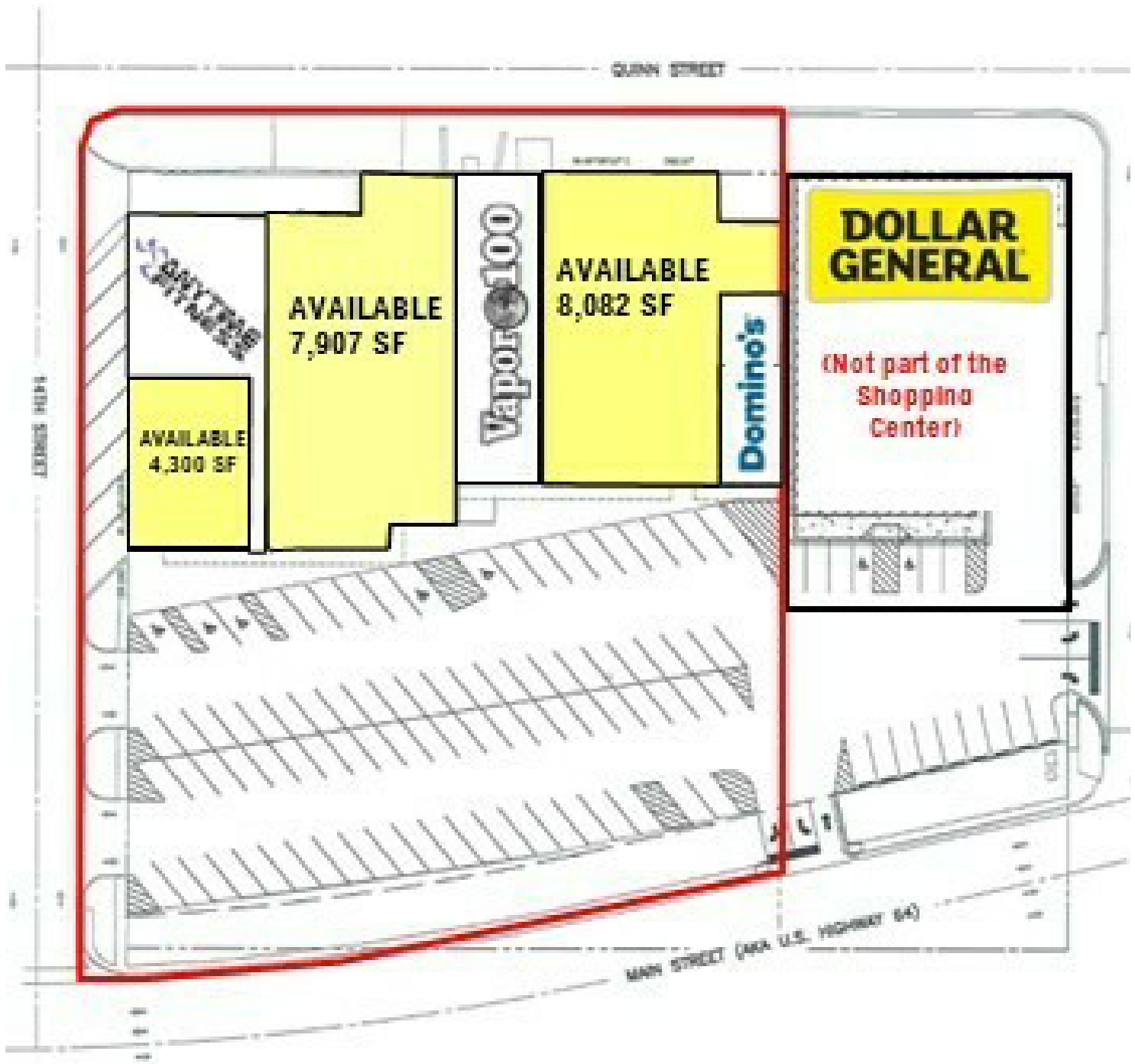
LOADING DOCK FOR 7,907 SF SUITE



SOUTHERLY SIDE OF BUILDING, ANGLED PARKING

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SITE PLAN



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RENT ROLL



SUITE	TENANT NAME	SIZE SF	% OF BUILDING	LEASE END
1400	Vacant	4,300 SF	14.02%	-
1402	Anytime Fitness	4,092 SF	13.34%	5/31/2031
1404	Vacant	7,907 SF	25.77%	-
1406	Vapor World	4,000 SF	13.04%	11/30/2026
1408	Vacant	8,082 SF	26.34%	-
1412	Dominos Pizza	2,300 SF	7.50%	7/1/2034

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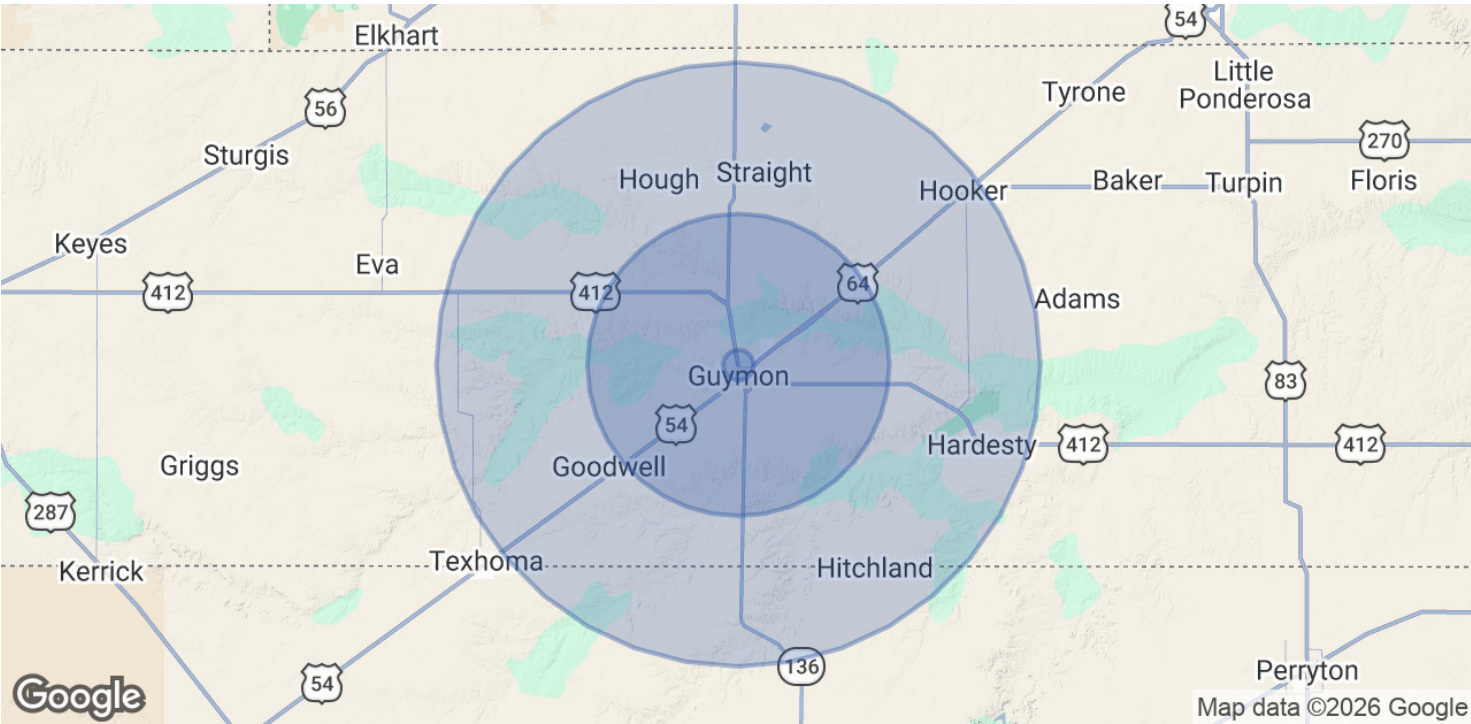
MARIAH PLAZA
1402 N MAIN ST | GUYMON, OK 73942



RETAILER MAP

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	10 MILES	20 MILES
Total Population	6,082	13,771	17,807
Average Age	31.3	33.5	33.6
Average Age (Male)	29.1	31.4	32.2
Average Age (Female)	31.2	33.7	34.0

HOUSEHOLDS & INCOME	1 MILE	10 MILES	20 MILES
Total Households	1,767	4,637	5,944
# of Persons per HH	3.4	3.0	3.0
Average HH Income	\$72,474	\$68,839	\$70,301
Average House Value	\$169,237	\$154,626	\$151,488

2023 American Community Survey (ACS)

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ADDITIONAL PHOTOS- 4,300 SF VACANT SUITE



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ADDITIONAL PHOTOS- 8,028 SF VACANT SUITE



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ADDITIONAL PHOTOS- 7,907 SF VACANT SUITE



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