

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Enid Plaza is a 33,357 SF multi-tenant retail center, fully leased on a NNN basis to two nationally backed retailers. The property is anchored by pOpshelf, Dollar General's higher-margin retail concept operating on a fresh 10-year term, alongside Burke's Outlet (Bealls Inc.), an established off-price operator committed through 2033 with multiple renewal options extending to 2058. With 100% occupancy, minimal landlord responsibilities, and two credit tenants carrying long-term commitments, the center offers a passive, stabilized income stream with built-in term security — a clean acquisition opportunity in a growing secondary market.

PROPERTY HIGHLIGHTS

- 100% occupied by two nationally-backed retailers on NNN leases with minimal landlord responsibility
- Investment-grade anchor — pOpshelf, Dollar General's (NYSE: DG) higher-margin concept, on a fresh 10-year term
- Long-term stability — Burke's Outlet (Bealls Inc.) committed through January 2033 with options stacked to 2058

OFFERING SUMMARY

Sale Price:	\$4,250,000
Lot Size:	81,851 SF
Building Size:	33,357 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,504	11,943	18,172
Total Population	6,440	29,493	47,003
Average HH Income	\$82,554	\$91,269	\$81,430

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ADDITIONAL PHOTOS



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LOCATION MAP



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RETAILER MAP

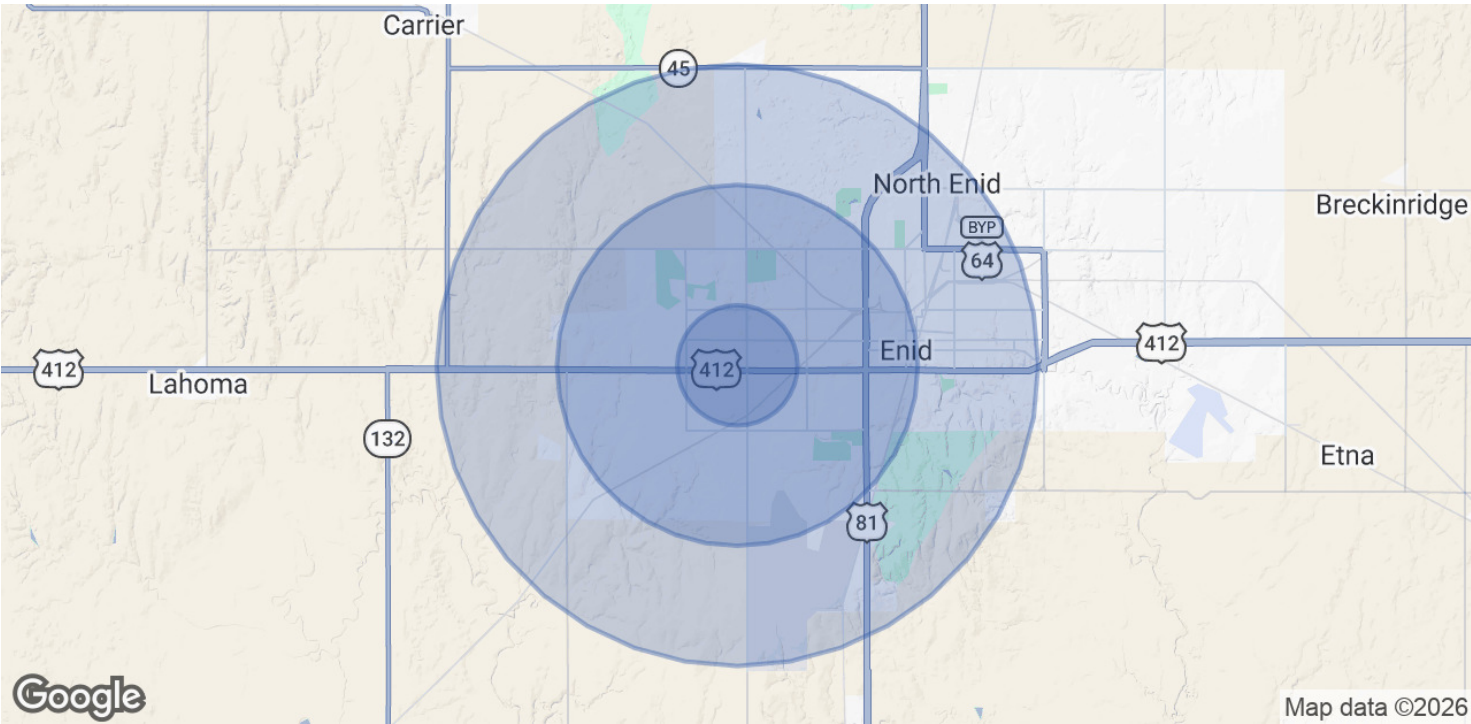


Map
data
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Google

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,440	29,493	47,003
Average Age	32.8	37.5	36.6
Average Age (Male)	35.6	35.6	35.2
Average Age (Female)	33.5	40.2	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,504	11,943	18,172
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$82,554	\$91,269	\$81,430
Average House Value	\$170,270	\$196,836	\$174,238

2023 American Community Survey (ACS)

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