Family Dollar
815 NW 12th Street, Moore, OK 73160

Sale Price	$1,350,000

OFFERING SUMMARY

Building Size:	8,320 SF
Price / SF:	$162.26
Cap Rate:	6.3%
NOI:	$85,000

PROPERTY OVERVIEW

Subject Property is an 8,320 SF freestanding Family Dollar that was built in 2019. Family Dollar is a NNN investment with an initial lease term expiring on 3/31/29. Tenant has six options terms of five years each with rental increases during each option.

LOCATION OVERVIEW

The property is located in a densely populated area and ideally located along NW 12th St in Moore, Oklahoma with daily traffic counts over 32,000+ vehicles per day. The center is located in Moore, OK, which is one of the fastest growing suburbs of OKC. The Property is located less than 13 miles from Downtown OKC, Will Rogers International Airport and Tinker Air Force Base.

PROPERTY HIGHLIGHTS

- Renovated in 2019
- Tenant responsible for tax, insurance, and property maintenance expenses
- 32,000+ Vehicles Per Day

GEORGE WILLIAMS, CCIM
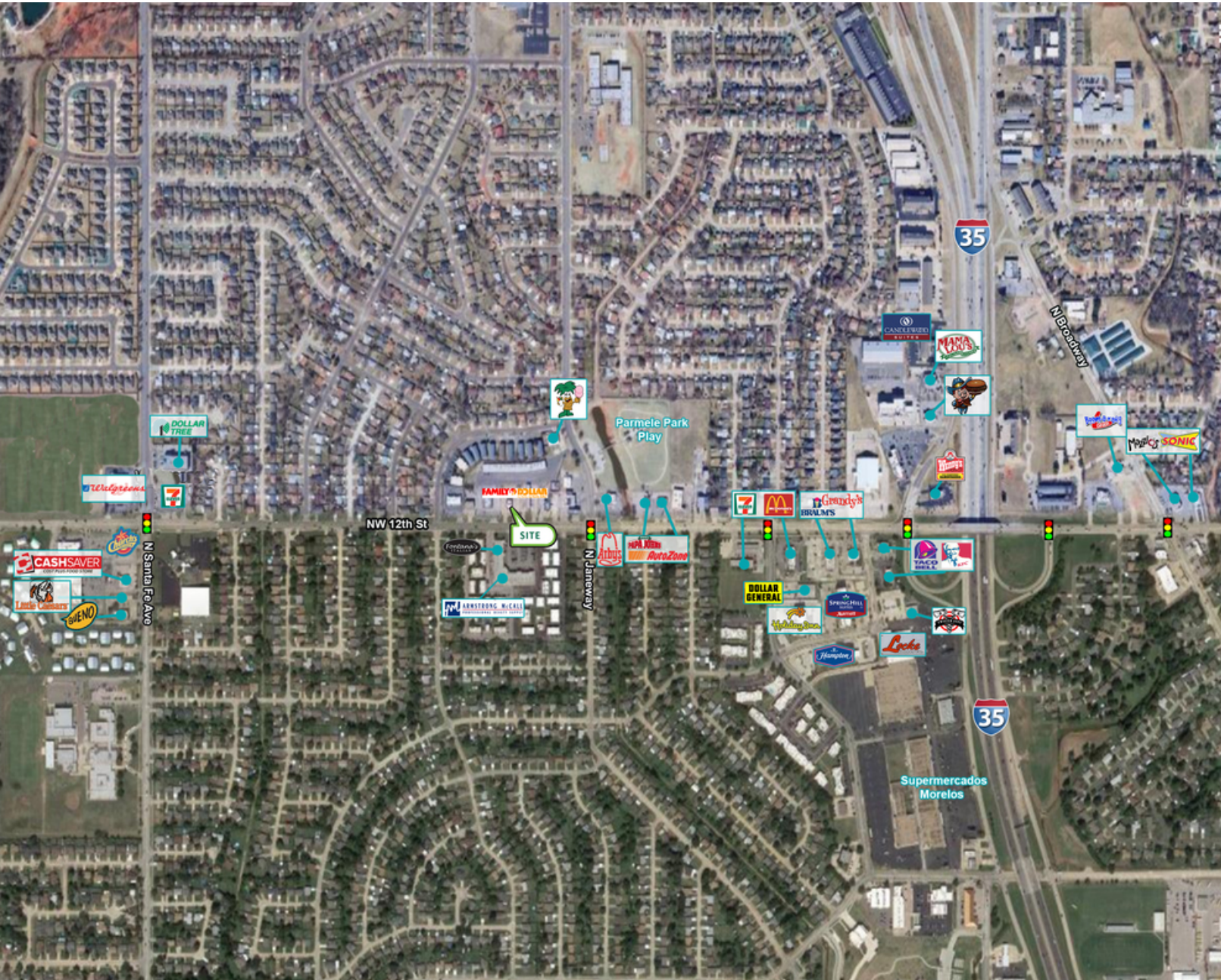405.239.1270
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PRICE EDWARDS
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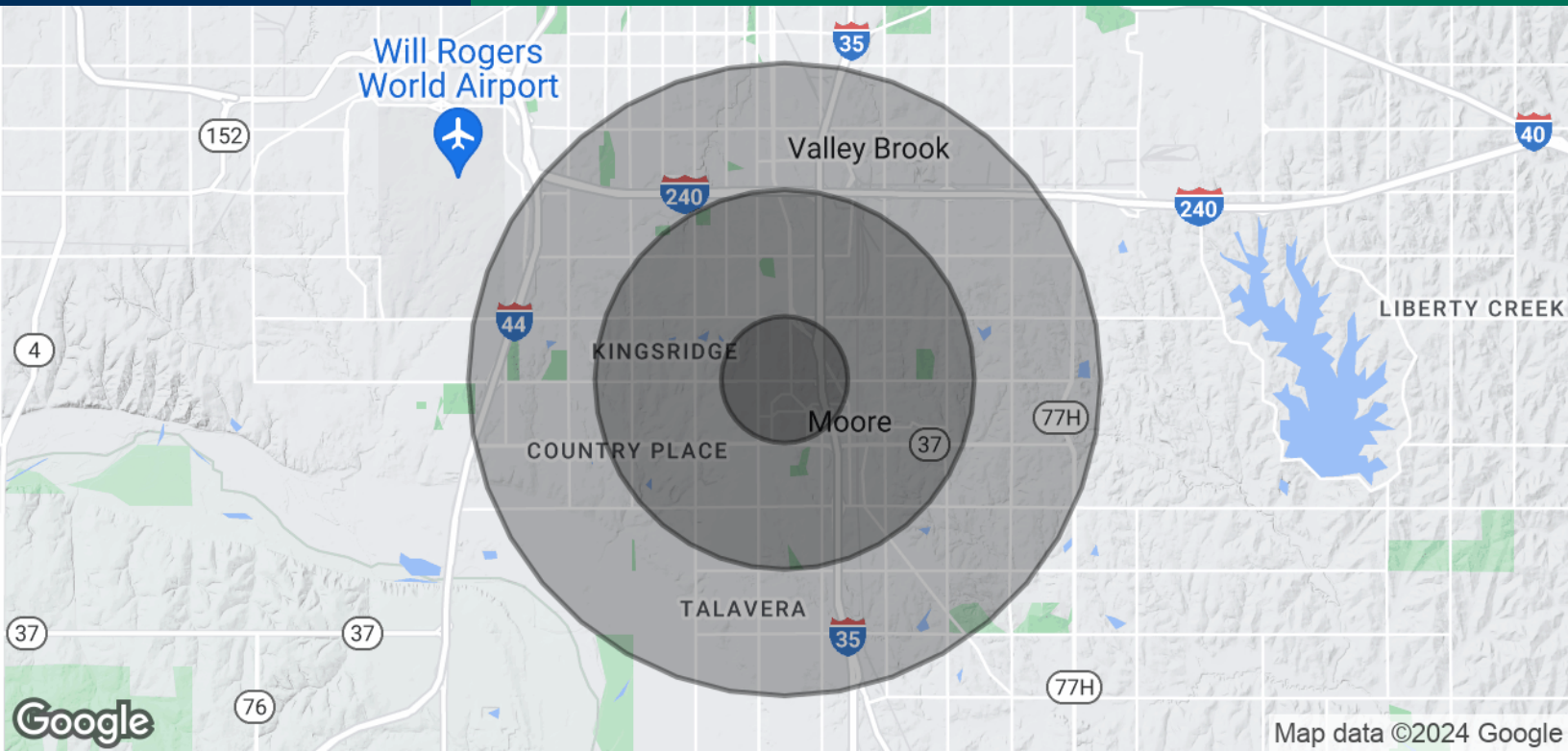## 815 NW 12th Street, Moore, OK 73160

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,457	74,992	172,407
Average Age	30.4	33.7	34.1
Average Age (Male)	29.1	32.4	33.2
Average Age (Female)	32.0	35.0	35.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,978	29,389	65,593
# of Persons per HH	2.7	2.6	2.6
Average HH Income	$52,493	$62,001	$61,319
Average House Value	$123,659	$134,677	$136,891

* Demographic data derived from 2020 ACS - US Census

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