

### **EXECUTIVE SUMMARY**



### **OFFERING SUMMARY**

Sale Price:

### PROPERTY OVERVIEW

Price / SF:	\$159.90	
Cap Rate:	8.22%	
NOI:	\$106,899	
Lot Size:	1.04 Acres	
Year Built:	1999	
<b>Building Size:</b>	8,130 SF	
Submarket:	Edmond	

\$1,300,000

Hibdon Tires Plus is located at 3800 S. Broadway Extension in Edmond, Oklahoma. Hibdon is owned by Bridgestone Corporation, the largest manufacturer of tires in the world, ahead of Michelin. The Bridgestone Group had an annual Revenue of over \$3 trillion dollars in 2011.

www.bsro.com

### **LOCATION OVERVIEW**

The Hibdon Tires Plus is located on the heavily traveled Broadway Extension. To the east of the property a new construction hotel is being planned. Retailers in the area include: Chili's, Mathis Sleep Center, T-Mobile, Applebee's, Enterprise Rent-A-Car.

FOR DRONE FOOTAGE VISIT: www.retailoklahoma.com/tiresplus

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	2,892	21,349	55,640
Total Population:	8,090	55,652	141,183
Average HH Income:	\$64,836	\$73,658	\$75,712

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# PRICE EDWARDS &COMPANY

## **ADDITIONAL PHOTOS**







For more information please contact:



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### **AERIAL MAP**



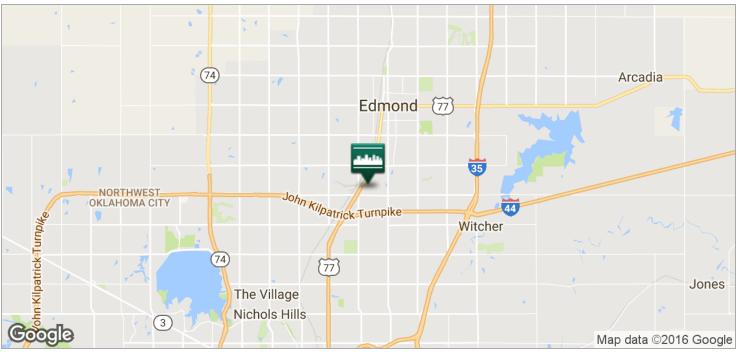
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## **LOCATION MAPS**





For more information please contact:

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