

HIBDON TIRES PLUS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,300,000
Price / SF:	\$159.90
Cap Rate:	8.22%
NOI:	\$106,899
Lot Size:	1.04 Acres
Year Built:	1999
Building Size:	8,130 SF
Submarket:	Edmond

PROPERTY OVERVIEW

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

	1 Mile	3 Miles	5 Miles
DEMOGRAPHICS			
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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ADDITIONAL PHOTOS



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AERIAL MAP



Google

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LOCATION MAPS



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