



## OFFERING SUMMARY

Sale Price:	\$2,275,000
Building Size:	18,577 SF
Available SF:	18,577 SF
Family Dollar Size	8,320 SF
Lot Size:	2.64 Acres
Renovated:	2020
Submarket:	Moore
Projected Income	12th Street Shops
\$10 PSF	18,577 SF
NOI	\$185,777
Family Dollar Income	
Actual NOI	\$98,000
Total Projected NOI	\$283,777

## PROPERTY OVERVIEW

12th Street Shops is a newly remodeled strip center in Moore, Ok. Property has a new facade, new roof, and new HVAC units. Subject property is ready for lease up and provides a value add opportunity for an investor.

Subject Property also includes a new 8,320 SF Family Dollar that was built in 2019. Family Dollar is a NNN investment with over 7 years remaining on current term plus 6 option terms.

Entrance points from NW 12th St and N Janeway Ave, make easy access.

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. In addition, the University of Oklahoma (>31,000 students) is only 9 miles away from the site.

## PROPERTY HIGHLIGHTS

- 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
- Includes NNN Family Dollar with \$98,000 NOI

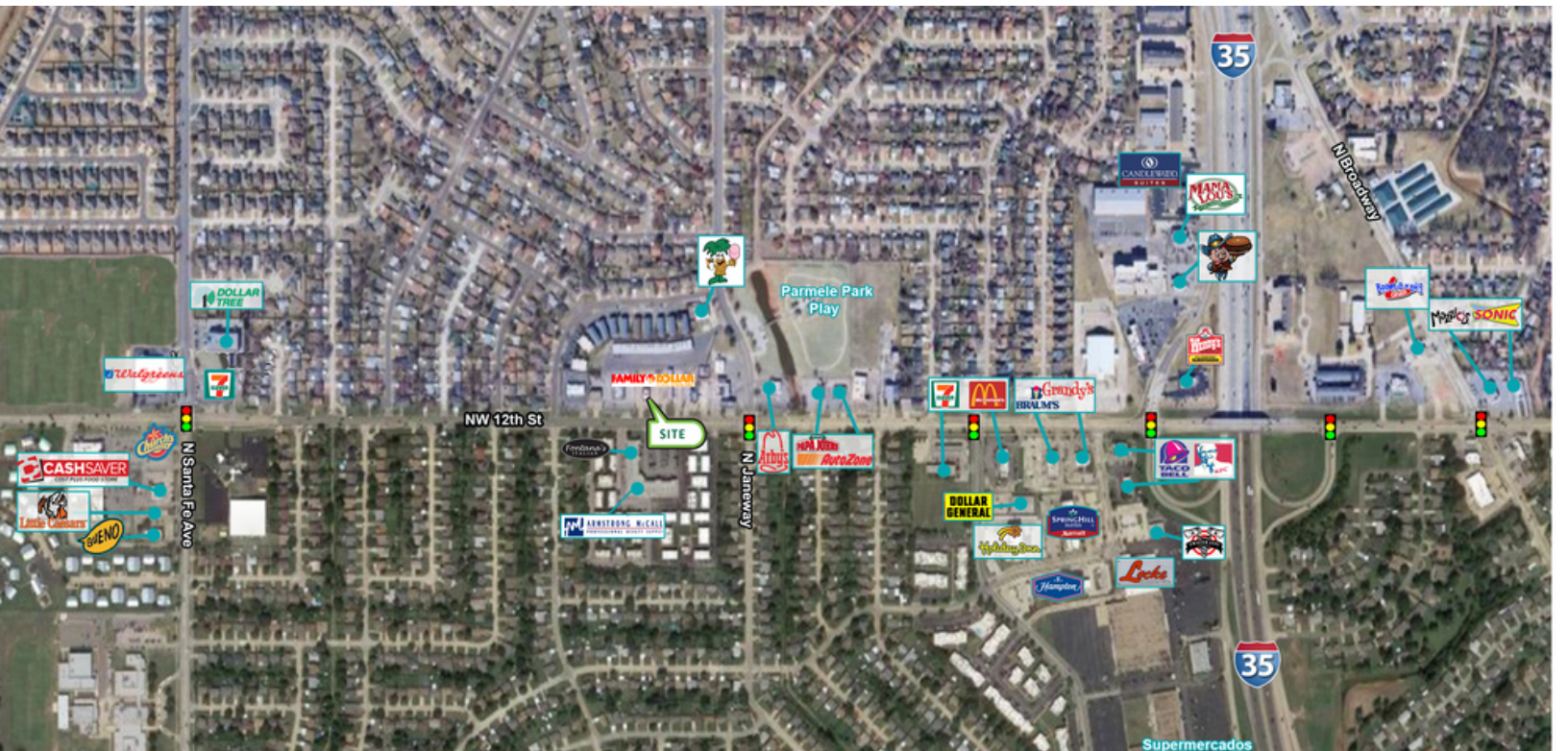


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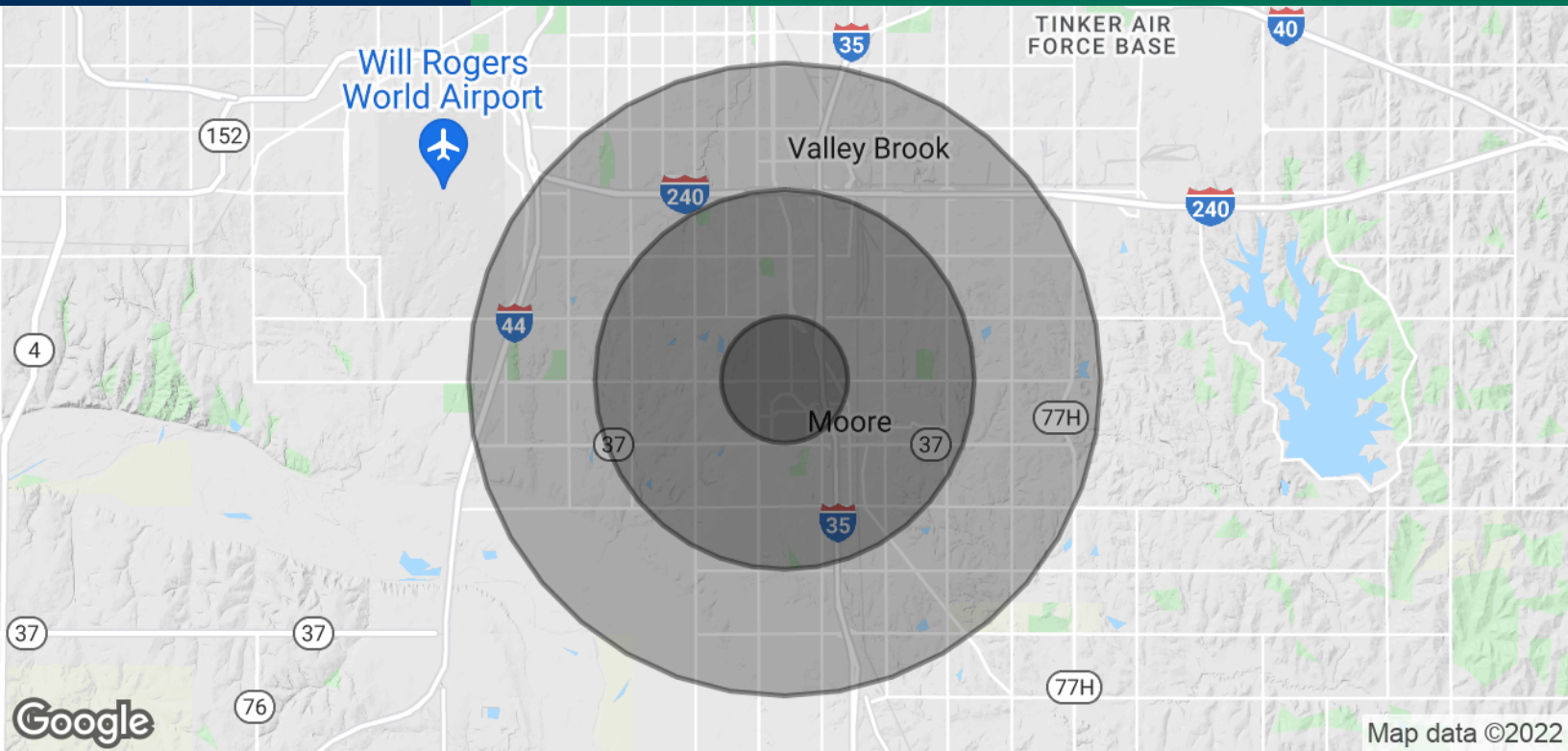
# 12th Street Shops and Family Dollar

815 NW 12th street , Moore, OK 73160



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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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 2010 US Census

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