

PRICE EDWARDS AND CO.

FOR
SALE

6825 SOUTHEAST 29TH STREET

MIDWEST CITY, OK 73110



GIRMA MOANING

Retail Investment Specialist
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Sale Price
Call For Pricing

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PROPERTY DESCRIPTION

Price Edwards & Co is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, drive-thru equipped, Surf Bar investment property located in Midwest City, Oklahoma (Oklahoma City MSA). The tenant, Johnnie's Group, LLC, has over 3 years remaining on its current lease term. The lease is absolute NNN with zero landlord responsibilities, making this an ideal, management-free investment opportunity for a passive investor. Jones Boys Enterprise, LLC (dba Surf Bar) currently occupies the building as a subtenant, paying monthly rent in the amount of \$8,596.33 from 8/1/2022 to 11/30/2028.

PROPERTY HIGHLIGHTS

- Absolute NNN - Zero Landlord Responsibilities
- 3 + Years Remaining on Lease - Sublease with Surf Bar
- Newly-Renovated Restaurant

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OFFERING SUMMARY

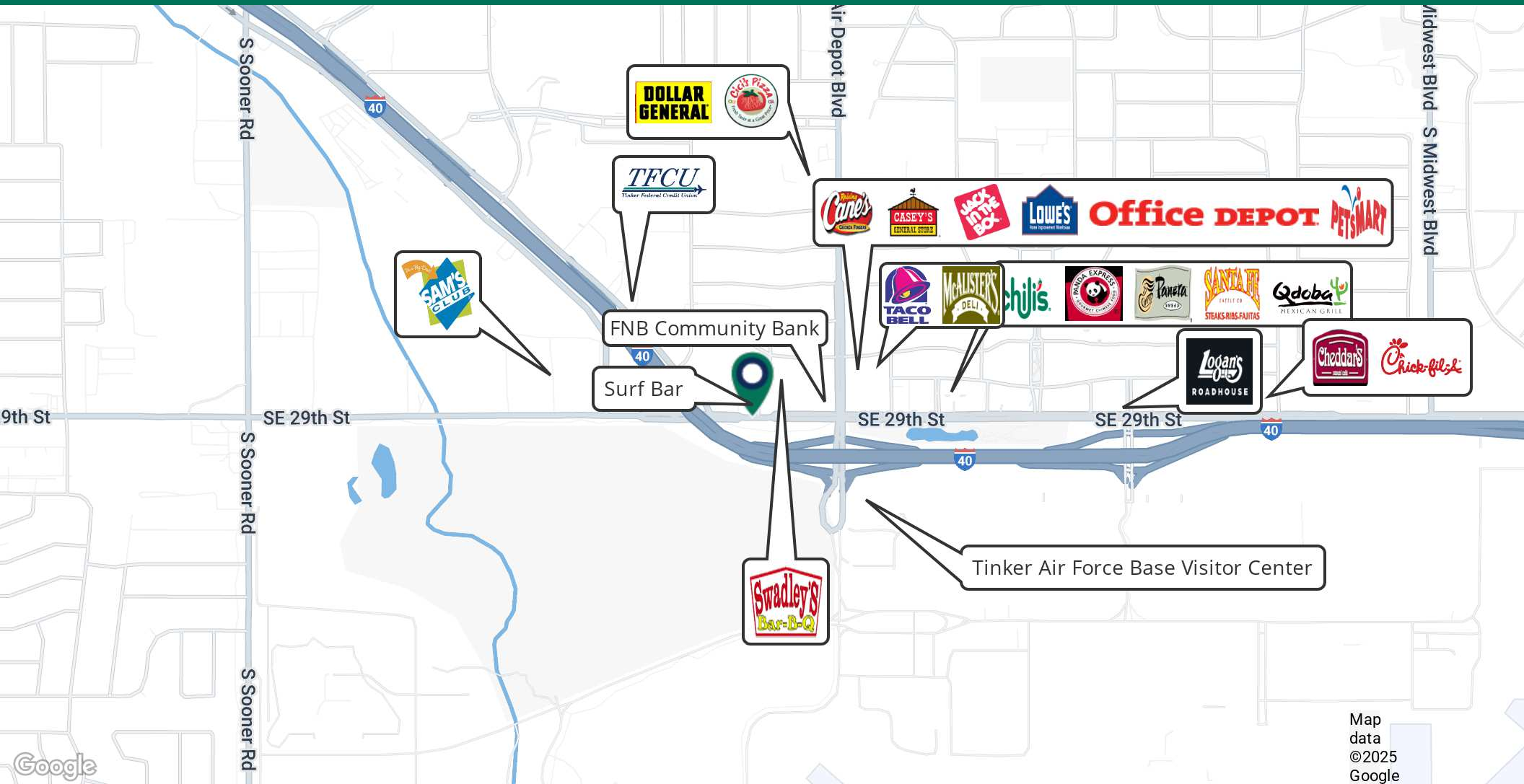
| | |
|-------------------------|------------------|
| Sale Price: | Call for Pricing |
| Number of Units: | 1 |
| Lot Size: | 13,068 SF |
| Building Size: | 2,730 SF |
| NOI: | \$108,605.00 |
| Cap Rate: | 7.49% |

TRAFFIC COUNTS

| | | |
|-----------------------|-----------|---------------|
| SE 29th Street | east/west | 25,823/19,033 |
|-----------------------|-----------|---------------|

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Map
data
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Google

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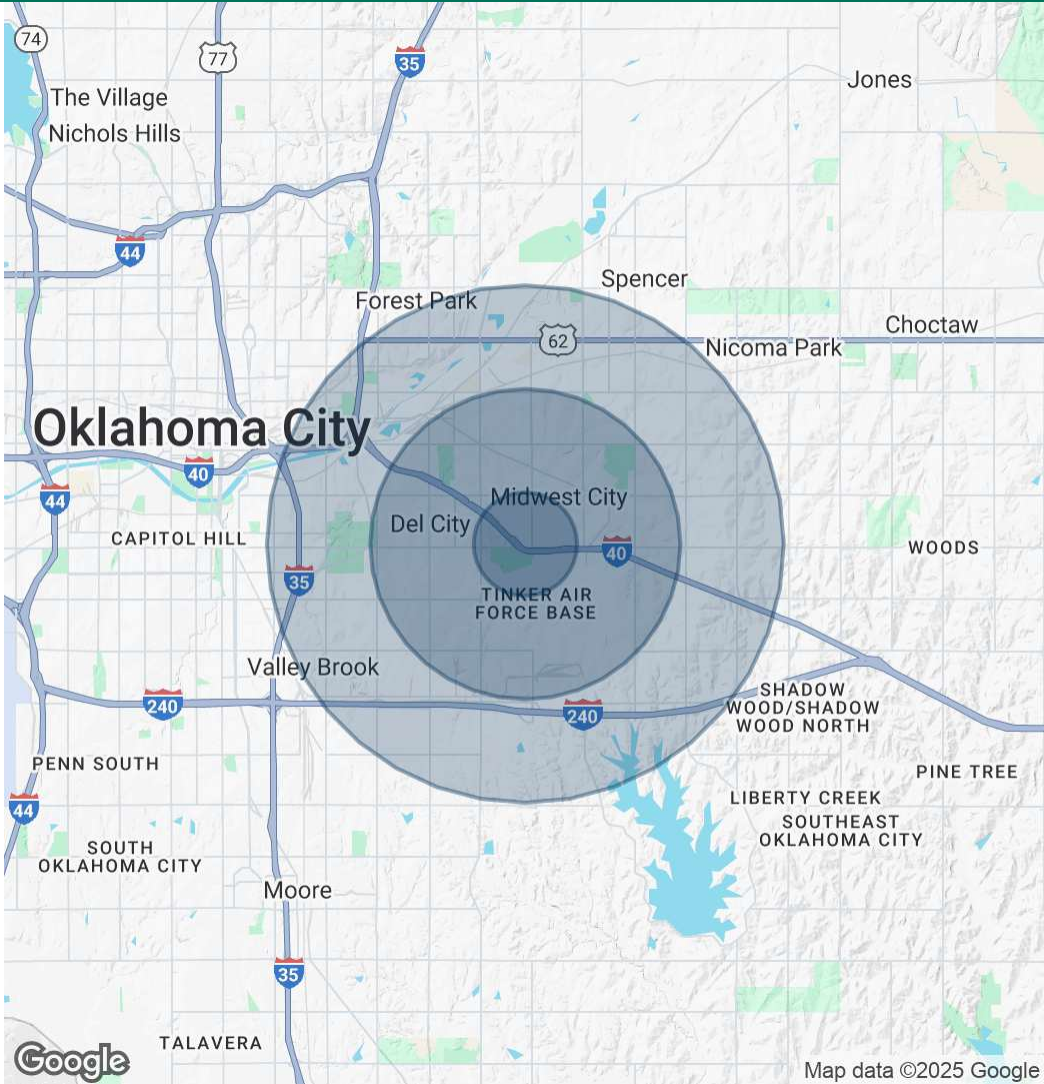
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 6,536 | 67,441 | 126,844 |
| Average Age | 35 | 38 | 38 |
| Average Age (Male) | 34 | 36 | 37 |
| Average Age (Female) | 37 | 39 | 39 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 2,731 | 27,368 | 50,411 |
| # of Persons per HH | 2.4 | 2.5 | 2.5 |
| Average HH Income | \$53,896 | \$66,131 | \$69,356 |
| Average House Value | \$134,574 | \$160,212 | \$173,014 |

Demographics data derived from AlphaMap

08112025



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