



## RETAIL SPACE NOW AVAILABLE

|                |                      |
|----------------|----------------------|
| Sale Price:    | \$7,000,000          |
| Cap Rate:      | 8.88%                |
| NOI:           | \$621,307            |
| Lot Size:      | 6.63 Acres           |
| Building Size: | 91,176 SF            |
| Year Built:    | 1968                 |
| Renovated:     | 2004                 |
| Zoning:        | Commercial           |
| Market:        | Oklahoma City        |
| Cross Streets: | Britton & N. May Ave |

## PROPERTY OVERVIEW

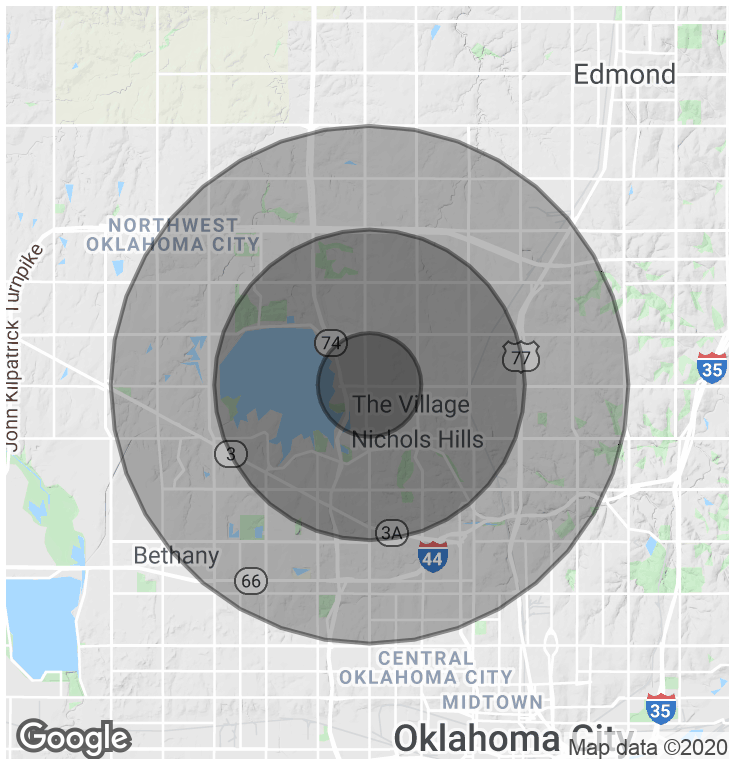
Charter at May is a neighborhood shopping center located in north west Oklahoma City. The property has multiple credit tenants that include: Bank of America, Tuesday Morning, Architectural Hardware and Shower Door Source. The property allows major upside potential with the property being 60% occupied. Charter at May is located half a mile from Lake Hefner Parkway (HWY 74) and 3 miles from Kilpatrick Turnpike and Broadway Extension (I-235).

## LOCATION OVERVIEW

Charter at May is located on the north east corner of Britton and N. May Avenue in Oklahoma City, OK. The property is surrounded by retail and rooftops. Some of the national/regional retailers in the area include: Homeland, Uptown Grocer Co., Cato Fashions, The Garage Burgers & Beer, Johnnie's Charcoal Broiler, Goodwill and Sherwin-Williams Paint Store.

**PAUL RAVENCRAFT**  
405.239.1220  
pravencraft@pricedwards.com  
pricedwards.com

**GEORGE WILLIAMS, CCIM**  
405.239.1270  
gwilliams@pricedwards.com  
pricedwards.com



**DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)**

|                     |           |
|---------------------|-----------|
| Total Population    | 198,714   |
| Population Density  | 198,714   |
| Median Age          | 36.7      |
| Median Age (Male)   | 35.0      |
| Median Age (Female) | 38.0      |
| Total Households    | 88,921    |
| # of Persons Per HH | 2.2       |
| Average HH Income   | \$68,285  |
| Average House Value | \$184,096 |

**PAUL RAVENCRAFT**  
405.239.1220  
pravencraft@pricedwards.com  
pricedwards.com

**GEORGE WILLIAMS, CCIM**  
405.239.1270  
gwilliams@pricedwards.com  
pricedwards.com