

SLEDGE SHOPPING CENTER

101 - 109 E Main Street, Duncan, OK 73533 - FOR SALE



Southwest View



RETAIL PROPERTY NOW AVAILABLE FOR SALE

Sale Price:	\$650,000
Cap Rate:	7.5%
NOI:	\$55,000
Lot Size:	2.34 Acres
Building Size:	26,000 SF
Year Built/Renovated:	1978/2007
Cross Streets:	E Main St & S 1st St

PROPERTY SALES DETAILS

Sale Price:	\$650,000
Actual Cap Rate	7.5%
Projected Cap Rate	12.6%

PROPERTY OVERVIEW

Shopping Center Anchored by the popular Goodner Grocery Center.

Grocery anchored center

Exterior Upgrades planned

Marque Signs on Building

New Roof

GIRMA MOANING

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81 miles from Oklahoma City to Duncan

DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	37,455
Population Density	37,455
Median Age	39.8
Median Age (Male)	37.6
Median Age (Female)	41.6
Total Households	15,084
# of Persons Per HH	2.5
Average HH Income	\$56,698
Average House Value	\$119,051

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