



Southwest View



RETAIL PROPERTY FOR SALE

Sale Price:	\$650,000
Building Size:	26,000 SF
Lot Size:	101,886 SF
Price / SF:	\$25.00
Cap Rate:	7.5%
NOI:	\$55,000
Year Built:	1978
Renovated:	2007
	04092020

PROPERTY SALES DETAILS

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

PROPERTY HIGHLIGHTS

- Shopping center anchored by the popular Goodner Grocery Center
- grocery anchored center
- exterior upgrades planned
- marque signs on building
- new roof

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JACOB SIMON
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Sledge Shopping Center

101 - 109 E Main Street, Duncan, OK 73533



81 miles from Oklahoma City to Duncan

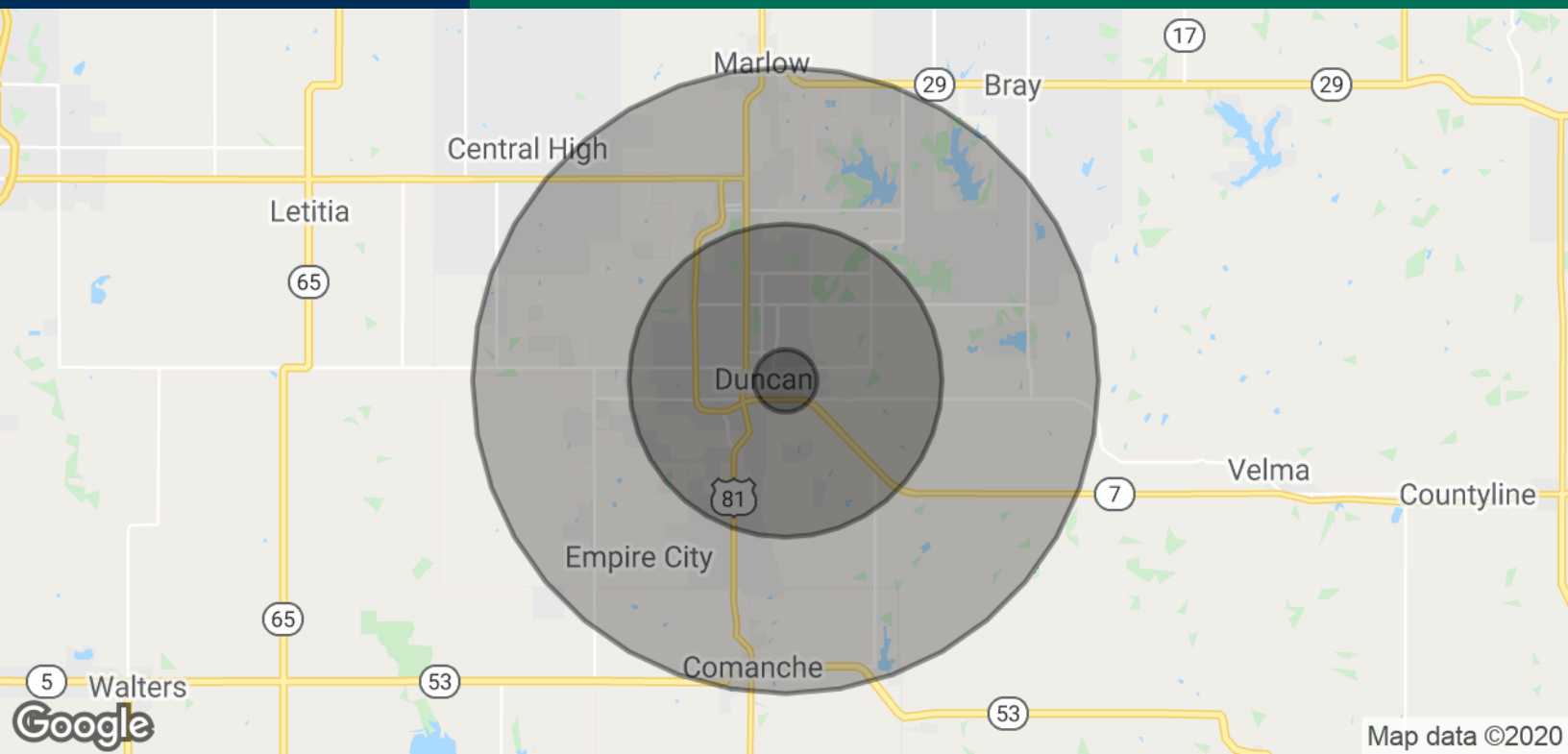


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,218	29,029	37,455
Average age	35.9	39.4	39.8
Average age (Male)	34.2	37.1	37.6
Average age (Female)	37.6	41.5	41.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	912	11,963	15,084
# of persons per HH	2.4	2.4	2.5
Average HH income	\$44,000	\$55,624	\$56,698
Average house value	\$89,468	\$119,672	\$119,051

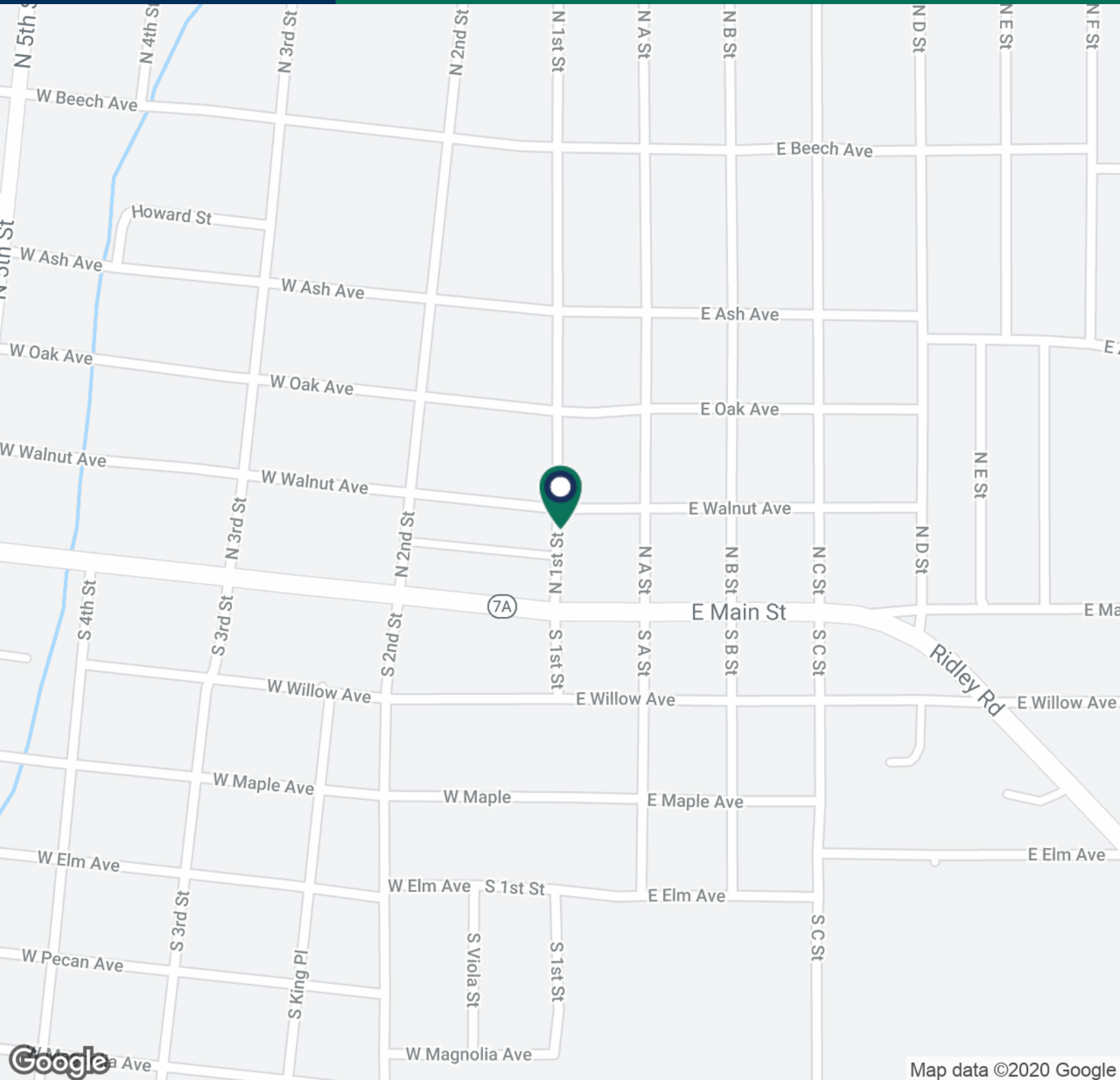
* Demographic data derived from 2010 US Census

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