

THE GREEN COLLECTIVE MEDICAL DISPENSARY

6425 N MERIDIAN, OKC, OK 73116



## PROPERTY DESCRIPTION

Green Collective Medical Dispensary Building is for sale as an investment. Tenant established a NNN Lease in January 2022 and reimburses Landlord for Taxes, Insurance, and maintenance.

## PROPERTY HIGHLIGHTS

- NNN Investment
- List Price: \$725,000
- Vertically integrated supplier
- Lease expires 2025

## OFFERING SUMMARY

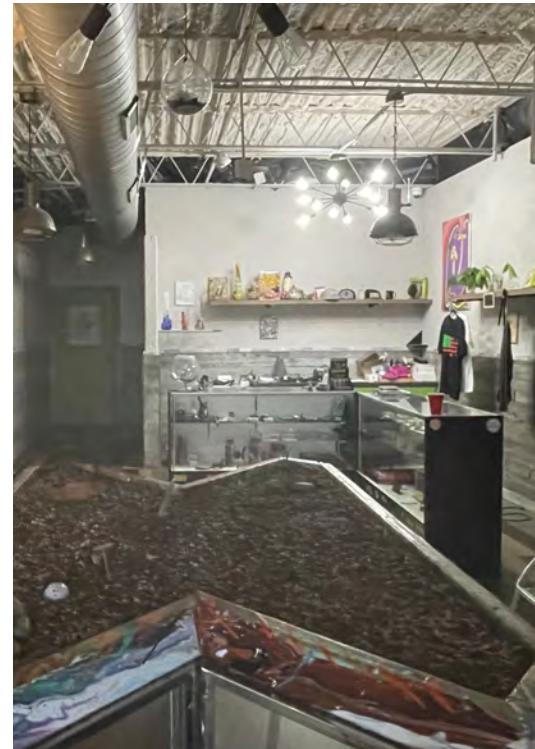
Sale Price:	\$725,000
Lot Size:	29,795 SF
Building Size:	8,068 SF
NOI:	\$55,000.00
Cap Rate:	7.59%

## AARON DIEHL

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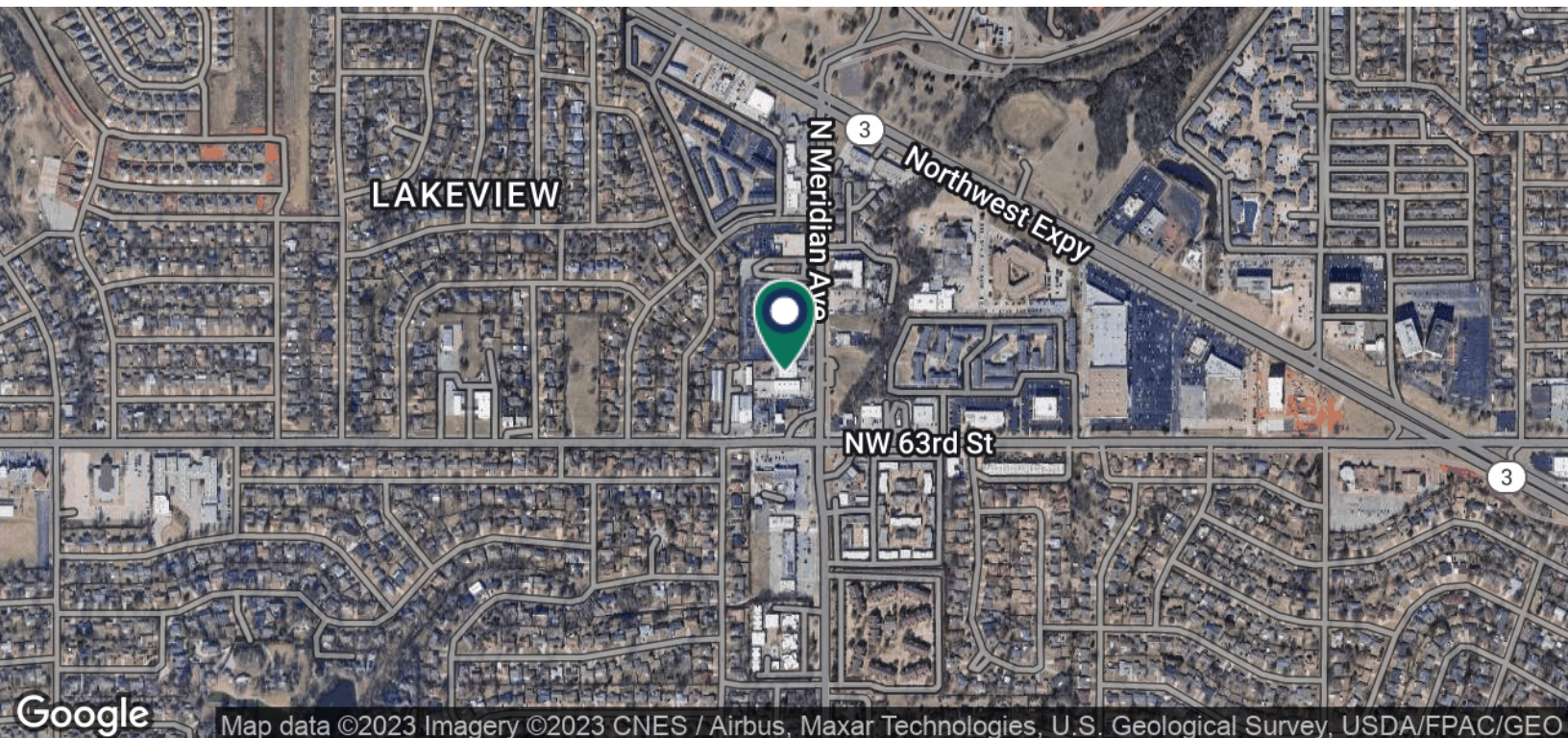
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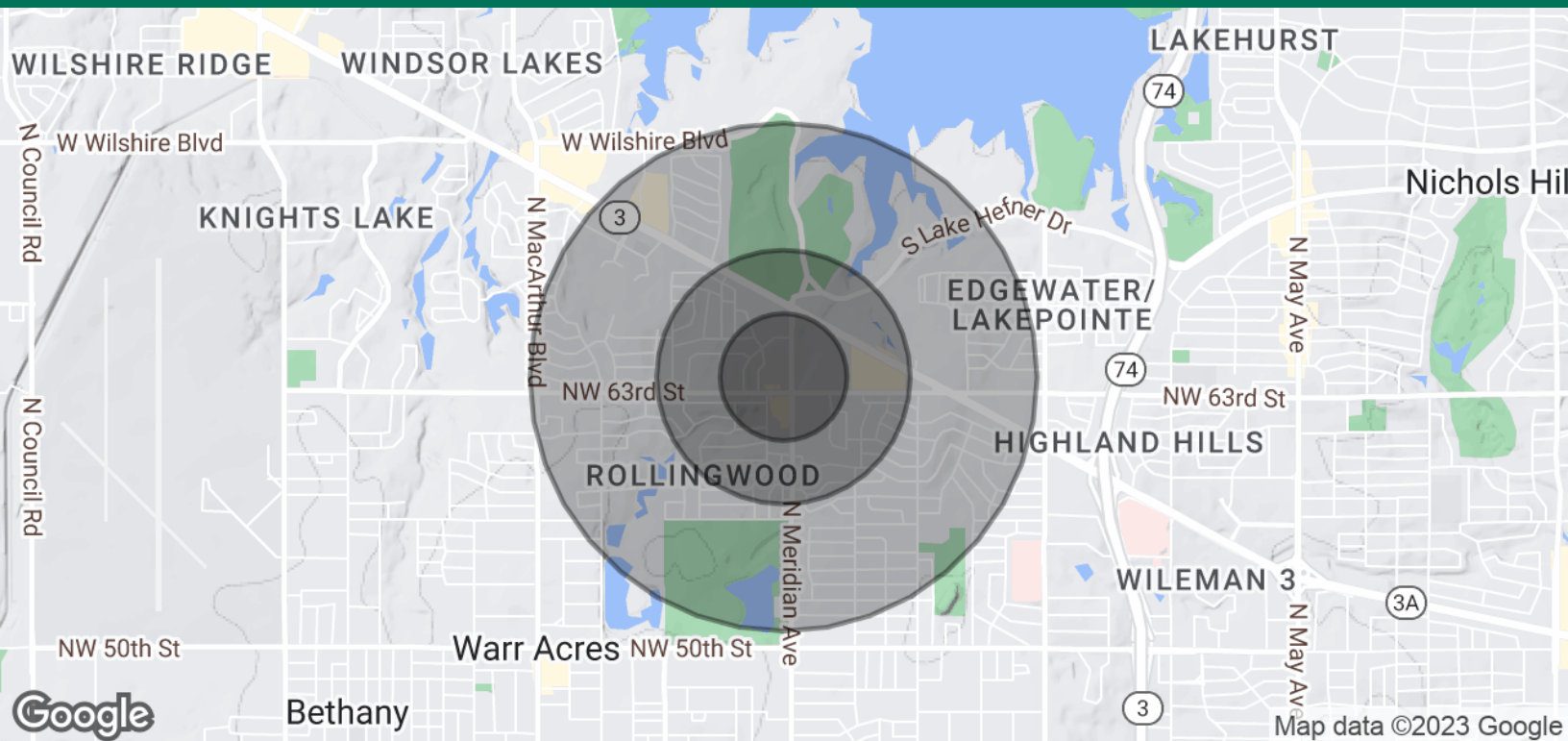


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,232	3,933	11,042
Average Age	43.9	43.3	38.3
Average Age (Male)	41.7	39.6	35.9
Average Age (Female)	44.6	44.3	38.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	627	1,941	5,346
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$56,658	\$59,295	\$55,955
Average House Value	\$79,632	\$100,196	\$131,010

## TRAFFIC COUNTS

44,313/day

\* Demographic data derived from 2020 ACS - US Census

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