

INVESTMENT PROPERTY FOR SALE - Dollar Tree & O'Reilly Auto Parts

Land Run Commercial Real Estate Advisors

SOUTH PARK PLAZA

659 South Park Drive
Broken Bow, OK 74728



OFFERING SUMMARY

Sale Price:	\$1,600,000
Cap Rate:	7.4%
NOI:	\$118,397
Lot Size:	± 3.5 Acres
Year Built:	1976
Building Size:	15,299 SF
Renovated:	2013
Zoning:	Commercial

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PROPERTY OVERVIEW

Great opportunity to purchase property with national retailers, Dollar Tree and O'Reilly Auto Parts, in a Walmart shadow center. Currently the property is part of a larger shopping center. Seller is willing to sell the entire shopping center at \$2.5MM (for more information on the shopping center, contact listing agent below) or parcel off the Dollar Tree & O'Reilly suites for \$1.6MM. Property is located along State Highway 259 with great visibility.

PROPERTY HIGHLIGHTS

On the east side of South Park Drive aka Highway 259/70 next to Walmart. Cross access with Walmart. Just south of downtown Broken Bow.

Located at the foothills of the Kiamichi Mountains in the southeast corner of Oklahoma & is the center of a multiple town trade area. Significant recreational tourism from Broken Bow Lake & Beavers Bend State Park. Over 100 lodging & camping facilities available. Broken Bow Lake, recently named one of the greatest bass fisheries in America by FLW Outdoors magazine, has 180 miles of shoreline and is one of Oklahoma's largest and most scenic lakes.

Over 1 Million visitors annually (<http://www.ktbs.com/story/28766371/tourism-industry-on-the-rise-in-mccurtain-county>)

Located inside Choctaw Nation

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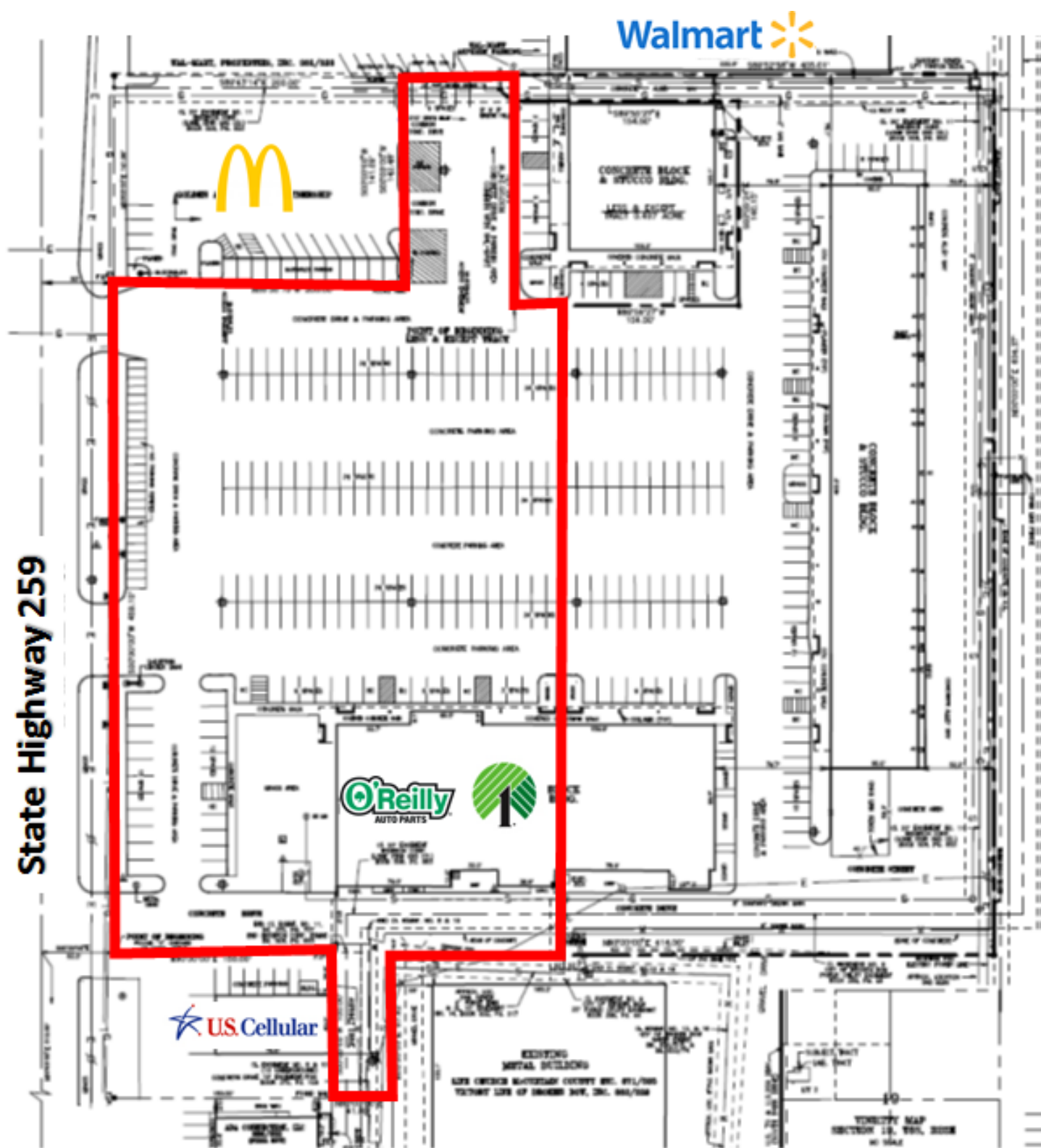
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Photos



Property Information - Survey

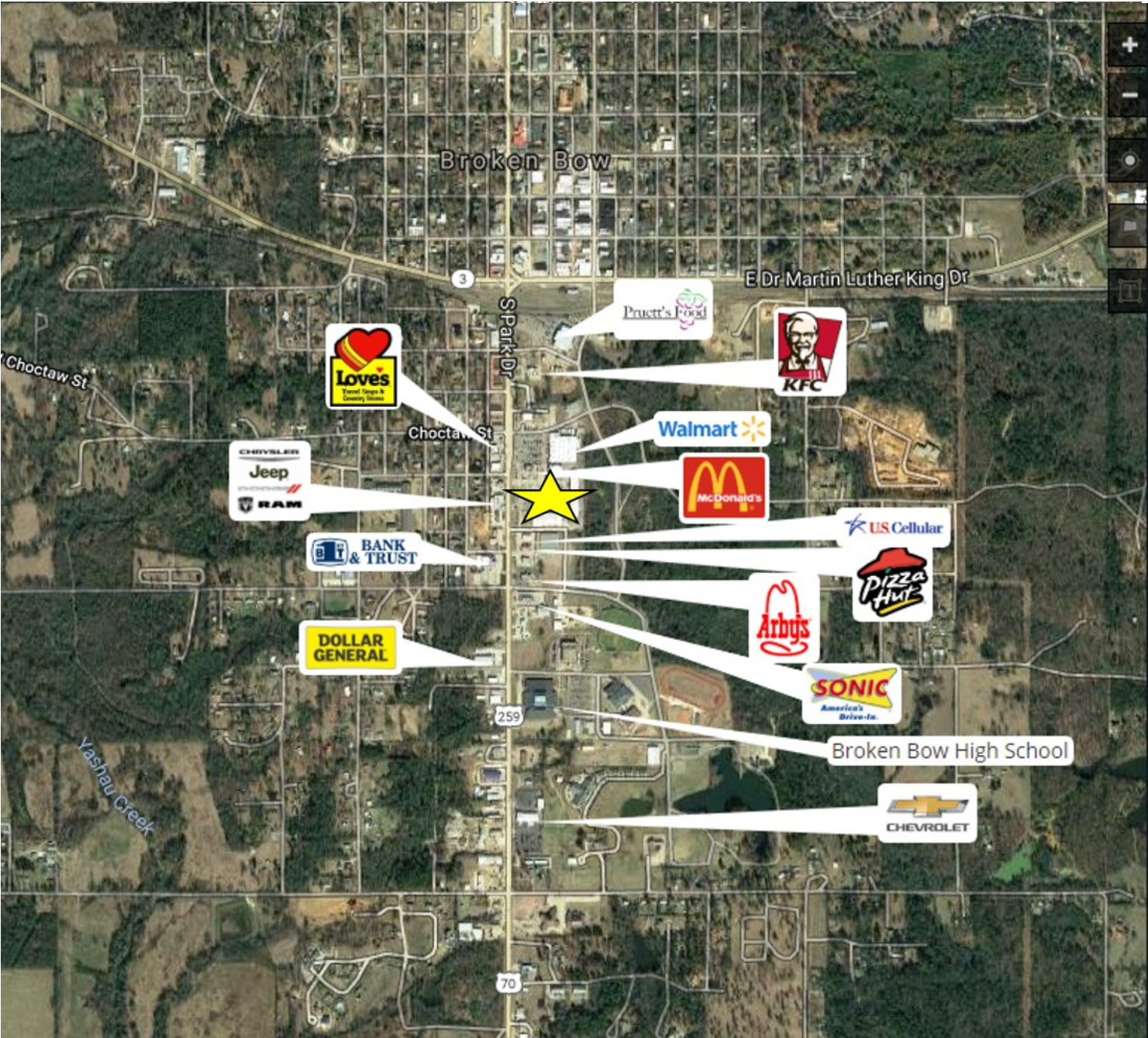


Rent Roll

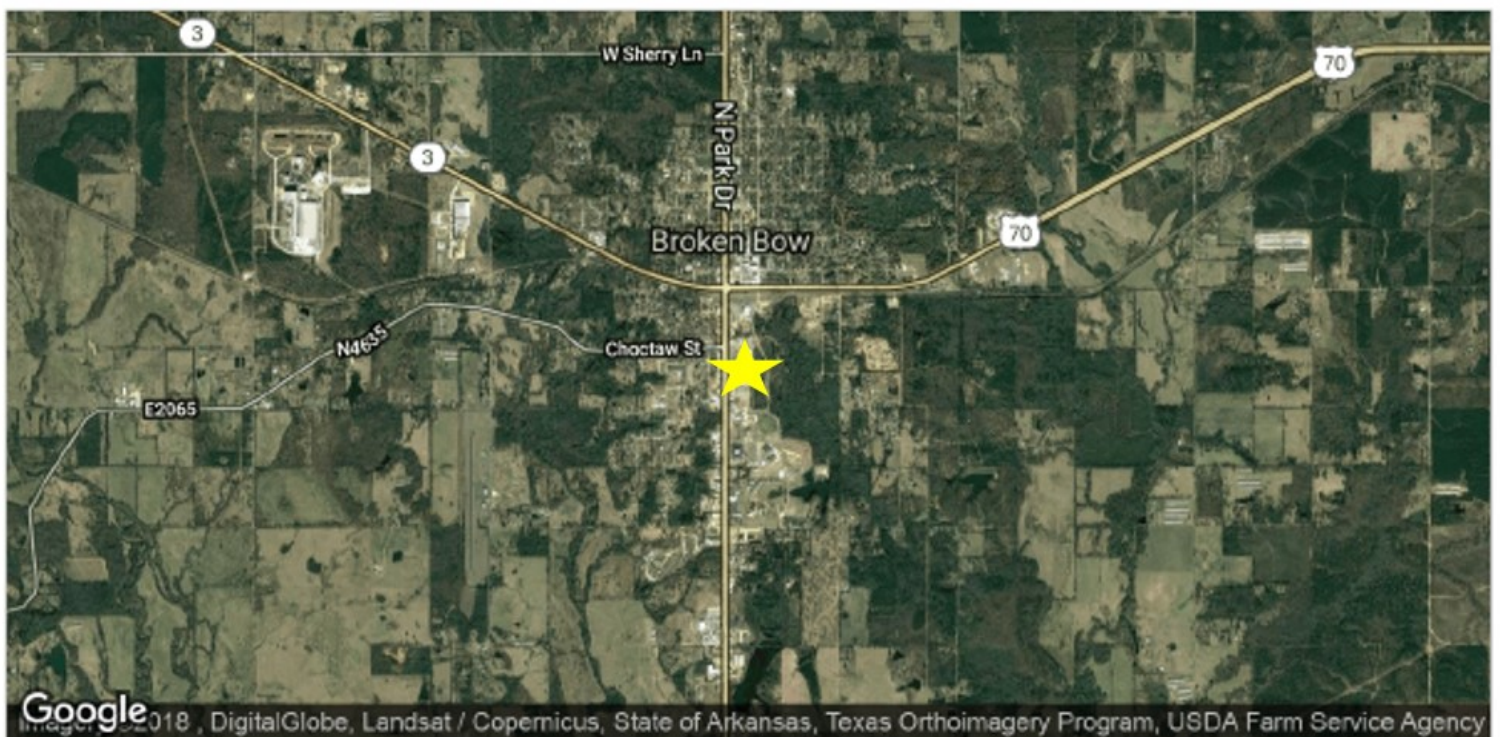
Suite	Tenant	SF	% of Total SF	\$ P.S.F	Annual Rent	Annual NNN Reimb.	Lease Date	Lease End	Option Periods	Rent Escalation (monthly)
659A	O'Reilly Auto Parts	7,235	47.29%	\$ 7.69	\$ 55,620.00	\$9,828.36	12/15/2012	11/30/2028	4 - 5 yr periods	12/1/18-11/30/23: \$4,635.00 12/1/23-11/30/28: \$4,913.10 Opt. Per. 1: 12/1/28-11/30/33: \$5,207.88 Opt. Per. 2: 12/1/33-11/30/38: \$5,520.35 Opt. Per. 3: 12/1/38-11/30/43: \$5,851.58 Opt. Per. 4: 12/1/43-11/30/48: \$6,202.67
661	Dollar Tree	8,064	52.71%	\$ 8.00	\$ 64,512.00	\$10,892.52	7/28/2016	6/30/2022	4 - 5 yr periods	Opt. Per. 1: 7/1/22-6/30/27: \$5,712 Opt. Per. 2: 7/1/27-6/30/32: \$6,048 Opt. Per. 3: 7/1/32-6/30/37: \$6,384 Opt. Per. 4: 7/1/37-6/30/42: \$6,720
Parking Lot	Fireworks Stand				\$ 1,500.00		6/9/2014	7/10/2014		renews annually
	Totals	15,299	100.00%		\$ 121,632.00	\$20,720.88				



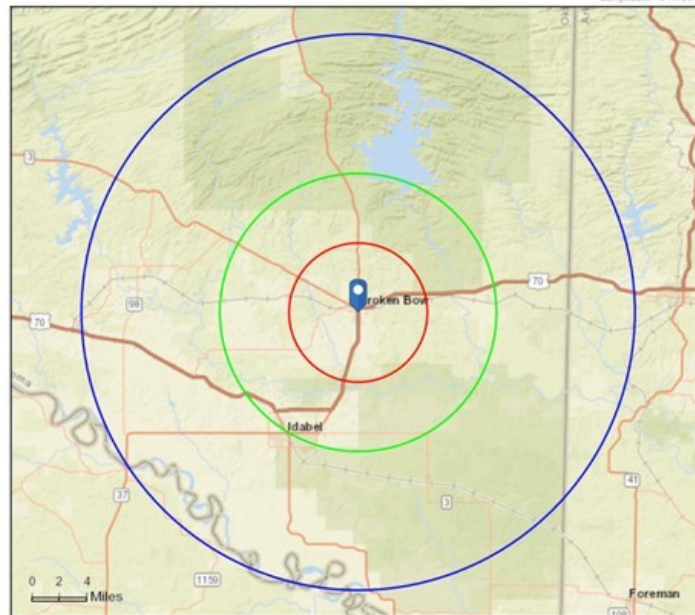
Retailer Map



Location Maps



Demographics Map



2017 Summary	5 miles	10 miles	20 miles
Total Population	7,646	15,208	29,006
Households (HH)	2,954	5,828	11,281
Median Age	37.7	38	38.3
Average HH Income	\$51,301.00	\$51,242.00	\$51,707.00
Median HH Income	\$36,518.00	\$36,308.00	\$35,950.00

Projected 2022 Summary			
Total Population	7,799	15,500	29,616
Households (HH)	2,983	5,880	11,401
Median Age	39.3	40.5	40.9
Average HH Income	\$58,995.00	\$58,721.00	\$59,468.00
Median HH Income	\$39,556.00	\$39,263.00	\$38,947.00