

Dollar General

Ninnekah (Chickasha), OK

Investment Highlights

Investment-Grade Credit

New Construction with Long-Term Lease

Renewal Options with Increases

Great Demographics

Easily Accessible Town

\$1,194,685

Purchase Price

7.00%

Cap Rate

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Location Overview

Ninnekah is a town in Grady County, Oklahoma, United States. The population was 1,002 at the 2010 census. Ninnekah is located in west-central Grady County and is bordered to the north by the city of Chickasha, the county seat.

Chickasha, Oklahoma is located approximately 30 minutes south of the Oklahoma City metro area and has a population of around 16,000. While the city is small, it's also easily accessible by US highways 81 and 62, as well as I-44. The area is a shared labor market with Oklahoma City and within the Kansas City/Dallas Market, and approximately one million people are within a 45-minute drive of Chickasha.

The city is home to the University of Science and Arts of Oklahoma, a public liberal arts college with an approximate enrollment of just under 900. The city also features the Chickasha Municipal Airport, and the Will Rogers International Airport is approximately 30 minutes away. Chickasha has a large manufacturing tradition in metal fabrication and machining, as well as the livestock trailer industry. Chickasha is also an excellent location for logistics companies and is the home to several national distribution centers.

Oklahoma City (OKC) is the capital and largest city in the state of Oklahoma. The city had an estimated population of 643,648 as of 2017. OKC is located in central Oklahoma, with access to many major highways including I-40, I-44, I-35, and I-240.

Oklahoma City boasts an increasingly diversified economy, with aviation and aerospace making up the largest sector in both employment and economic impact. The bioscience, energy and logistics industries also play a significant role in the market.



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