

# O'Reilly Auto Parts Enid, OK



**\$ Purchase Price:**  
**\$569,000**

**% Cap Rate:**  
**6.50%**

**Stan Johnson Company** is pleased to offer for sale to qualified investors, the opportunity to purchase a 100% fee-simple interest in the O'Reilly Auto Parts property located at 2506 Rock Island Blvd., Enid, OK 73701 ("The Property").

O'Reilly Auto Parts has an extensive operating history at the location, having occupied the Property since 1993. As further evidence of O'Reilly Auto Parts' commitment to the site, they recently extended their term through December of 2028 giving the current lease term more than ten (10) years remaining and an additional two (2) five-year options to extend. Each extension features a 6% increase in annual rent. The tenant is operating under a Net Lease structure with Landlord responsibilities limited to Roof and Structure.

## Location Synopsis

**Enid** is a city in Garfield County, OK. As of the 2010 census, the population was 49,379, making it the ninth-largest city in Oklahoma. The town is located at the junction of U.S. highways 81 and Highway 412. With no major city within 100+ miles Enid is the commercial and retail hub for the surrounding communities in the county.

## Investment Highlights

- Tenant Commitment to Location
- National Investment-Grade Tenant
- Retail Hub for Local County
- Strong Demographics
- Limited Landlord Responsibilities

**25+ Year**  
Operating  
History



[Click Here for Website & Full Offering Memorandum](#)

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