

# Academy Sports + Outdoors

Ardmore, OK

**\$** Offering Price: **\$6,902,025**      **%** Cap Rate: **7.25%**

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## Investment Summary

**Stan Johnson Company** is pleased to offer to qualified investors, a retail property 100% leased to **Academy Sports + Outdoors** in **Ardmore, Oklahoma**. Academy Sports is operating under a brand new fifteen (15) year lease featuring three (3) five (5) year options and \$0.50 per square foot rental increases every five years. The Property is currently under development in the new Market Street at Ardmore shopping center located in Ardmore, Oklahoma. This property benefits from complimentary surrounding tenants, strong visibility, and ideal demographics. In 2018, Academy reported \$4.9 billion in annual revenue, employing 23,000 people at their 245+ store locations.

## Location Overview

**Ardmore** is a business, cultural, and tourism city and the county seat of Carter County, Oklahoma. Ardmore is 90 miles from both Oklahoma City and Dallas/Fort Worth, Texas, at the junction of Interstate 35 and U.S. Highway 70, and is generally considered the principal center of trade for a ten-county region in South Central Oklahoma. Ardmore's major employers are Michelin North America, with 1,900 employees, and Mercy Hospital Ardmore, with 1,100 employees.

## Investment Highlights



**Strategically Positioned for Hunting and Fishing Sales**



**Required Public School Sports Drive Store Revenue**



**Strong Surrounding Tenants**



**Passive Income With Minimal Landlord Responsibility**



**2019 Construction in New Shopping Center**

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