

Academy Sports + Outdoors

Ardmore, OK

\$ Offering Price:
\$6,902,025

% Cap Rate:
7.25%

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Full Offering Memorandum](#)



Subject Property

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**

Brett Butler
Senior Director
bbutler@stanjohnsonco.com

David Wirgler
Associate Director
dwirgler@stanjohnsonco.com

Tyler Wollmershauser
Associate
mwollmershauser@
stanjohnsonco.com

Justin Wollmershauser
Associate
jwollmershauser@
stanjohnsonco.com

In Association with
Ryan Butler
OK License #145949



Stan Johnson Co.
THE NET LEASE AUTHORITY®