

# VERIZON WIRELESS

10 Year Corporate  
NN Lease with Rental  
Increases Every 5 Years

New Construction  
Delivery August 2019

1625 12<sup>th</sup> Avenue NW,  
Ardmore, OK 73401



\*Similar Location Shown

**Broker of Record:**  
Jason Wells  
Insight Commercial Real Estate Brokerage, LLC  
OK License: 149832



FOR MORE INFORMATION

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VERIZON  
WIRELESS

Ardmore, OK

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# MAP OVERVIEW

1625 12<sup>th</sup> Avenue NW, Ardmore, OK 73401





# PROPERTY AERIAL

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# SITE LAYOUT

1625 12<sup>th</sup> Avenue NW, Ardmore, OK 73401

## MARKET STREET @ ARDMORE









# DEMOGRAPHICS

1625 12<sup>th</sup> Avenue NW, Ardmore, OK 73401

	3 miles	5 miles	7 miles
<b>Population</b>			
2000 Population	22,406	25,690	31,406
2010 Population	22,829	26,441	32,709
2018 Population	23,463	27,322	34,107
2023 Population	23,565	27,530	34,543
2000-2010 Annual Rate	0.19%	0.29%	0.41%
2010-2018 Annual Rate	0.33%	0.40%	0.51%
<b>Race and Ethnicity</b>			
2018 White Alone	65.5%	67.0%	69.4%
2018 Black Alone	10.0%	9.2%	7.9%
2018 American Indian/Alaska Native Alone	9.5%	9.5%	9.4%
<b>Median Household Income</b>			
2018 Median Household Income	\$41,830	\$43,051	\$45,290
2023 Median Household Income	\$45,986	\$47,741	\$50,366
2018-2023 Annual Rate	1.91%	2.09%	2.15%
<b>Average Household Income</b>			
2018 Average Household Income	\$57,782	\$58,982	\$60,425
2023 Average Household Income	\$63,644	\$65,111	\$66,929
2018-2023 Annual Rate	1.95%	2.00%	2.07%



# EXECUTIVE SUMMARY

1625 12<sup>th</sup> Avenue NW, Ardmore, OK 73401

## Lease Terms

Annual Rent	\$102,240.00
Commencement	August 7, 2019 (estimated for new construction)
Term Expiration	July 31, 2029
Lease Term	10-Year Net/Net
Approx. Building SF	2,464 SF
Renewal Options	Two (2) / Five (5) Year Options with 5-10% Increases
RENT INCREASES	5-10% every 5 Years (Based off CPI)
Tenant Responsibilities	RE Taxes, Insurance, Structure, HVAC & Parking Lot/CAM Maintenance
Landlord Responsibilities	Roof and Structure
Lease Guarantor	Cellular Sales of Knoxville, Inc

## Price Terms

Asking Price	\$1,704,000
Cap Rate	6.00%

## HIGHLIGHTS

- New Construction Freestanding Verizon Wireless
- 10 Year Term Guaranteed by Largest Verizon Operator in the Country (Cellular Sales of Knoxville)
- 5%-10% Rental Increases every 5 Years
- Approximately 0.94 acre Lot
- Passive Lease Structure with Transferable Roof Warranty
- New 18 Acre Development Including Academy Sports, Panda Express, and other National Retailers
- Close Proximity to Interstate 35-Direct Access to Dallas, TX and Oklahoma City
- Average Household Income \$58,000 within 5-mile
- Located on Main Thoroughfare with Excellent Visibility
- Universally Applicable Building Type
- Located along Main Retail Corridor with Strong Traffic and Future Growth
- Ardmore is located 9 miles south of the Arbuckle Mountains and is located at the Eastern margin of the Helderberg Basin, one of the most oil-rich regions of the United States
- City Major Employers include Michelin North America, Mercy Hospital Ardmore, and regional distribution centers including companies, Best Buy, Dollar Tree, and Dollar General





## CORPORATE TENANT INFORMATION

**Cellular Sales** is an American wireless retailer headquartered in Knoxville, TN. Cellular Sales is recognized as the largest Verizon Wireless retailer in the United States and operates more than 730 locations across 41 states. Cellular Sales is operated and owned by its CEO Dane Scism. Dane purchased Cellular Sales in 1993 and has received numerous awards for the success Cellular Sales has received under his leadership including, in 2012, Cellular Sales received the Knoxville Chamber's Pinnacle Award for Large Business Excellence.

### Company Profile:

<b>Tenant</b>	Cellular Sales, Inc
<b>Industry</b>	Wireless
<b>Locations</b>	+730
<b>Ownership</b>	Private
<b>Headquarters</b>	Knoxville, TN
<b>Founded</b>	1993
<b>Employees</b>	+7,200

A photograph of a modern Verizon Wireless retail store. The building has a dark grey upper section with the "verizon" logo in white and red, and a light grey lower section with large glass windows and doors. A small tree is planted in front of the store, and a parking lot is visible in the foreground. The address "2729" is visible above the entrance.

verizon