

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



FOR MORE INFORMATION

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TABLE OF CONTENTS

Map Overview	1
Property Aerial	2
Demographics	5
Executive Summary	6
Value Opinion	9
Proposal / Commission Schedule	10



Ardmore, OK

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MAP OVERVIEW 1625 12th Avenue NW, Ardmore, OK 73401





PROPERTY AERIAL 1625 12th Avenue NW, Ardmore, OK 73401





SITE LAYOUT 1625 12th Avenue NW, Ardmore, OK 73401



MARKET STREET @ ARDMORE



SITE LAYOUT-Close Up 1625 12th Avenue NW, Ardmore, OK 73401





DEMOGRAPHICS

1625 12th Avenue NW, Ardmore, OK 73401

	3 miles	5 miles	7 miles
Population			
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%
Race and Ethnicity			
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%
Median Household Income			
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%
Average Household Income			
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%

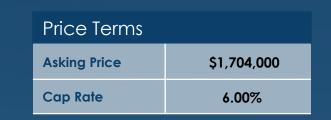


EXECUTIVE SUMMARY

1625 12th 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



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 Healdton 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: Tenant Industry Locations Ownership Headquarters Founded Employees

Cellular Sales, Inc Wireless +730 Private Knoxville, TN 1993 +7,200