

2010 S MUSKOGEE AVE
TAHLEQUAH, OK

LEGACY
ALLIANCE

FOR SALE



SUMMARY

PRICE \$2,084,550
CAP RATE 6%

NET OPERATING INCOME \$125,073

GROSS LEASABLE AREA 3,207 SF

LOT SIZE Approx. 1 AC

YEAR RENOVATED 2020

LEASE TERM 10 Years

LEASE COMMENCEMENT 09/01/2020

LEASE EXPIRATION 09/01/2030

REMAINING TERM 10 Years

LEASE TYPE NNN

RENT INCREASES 10% in Year 6

OPTION 3 x 5 Years

OPTION TO PURCHASE No

ROOF & STRUCTURE Landlord

GUARANTOR Corporate

HIGHLIGHTS

• **WALMART OUTPARCEL** retail building available for sale.

• Located on the hard corner of the main intersection of Tahlequah, OK.

• **Area Retailers include:** Lowe's, Tractor Supply Co., Reasor's Foods, Chili's, Atwoods, Burger King, Dollar Tree, Rue21, RibCrib, Carls Jr., Holiday Inn Express, etc.

Northeastern State University: 8500 students
Tahlequah High School: 1,225 students

CONTACT



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ANNUALIZED
OPERATING DATA

YEARS	COMMENCEMENT	ANNUAL RENT	INCREASE
YEARS 1 - 5	09/01/2020	\$125,073	N/A
YEARS 6 - 10	09/01/2025	\$137,073	10%
Option 1: Years 11 - 15	09/01/2026	\$151,338	10%
Option 2: Years 16 - 20	09/01/2030	\$166,472	10%
Option 3: Years 21 - 25	09/01/2036	\$183,119	10%
NET OPERATING INCOME		\$125,073	

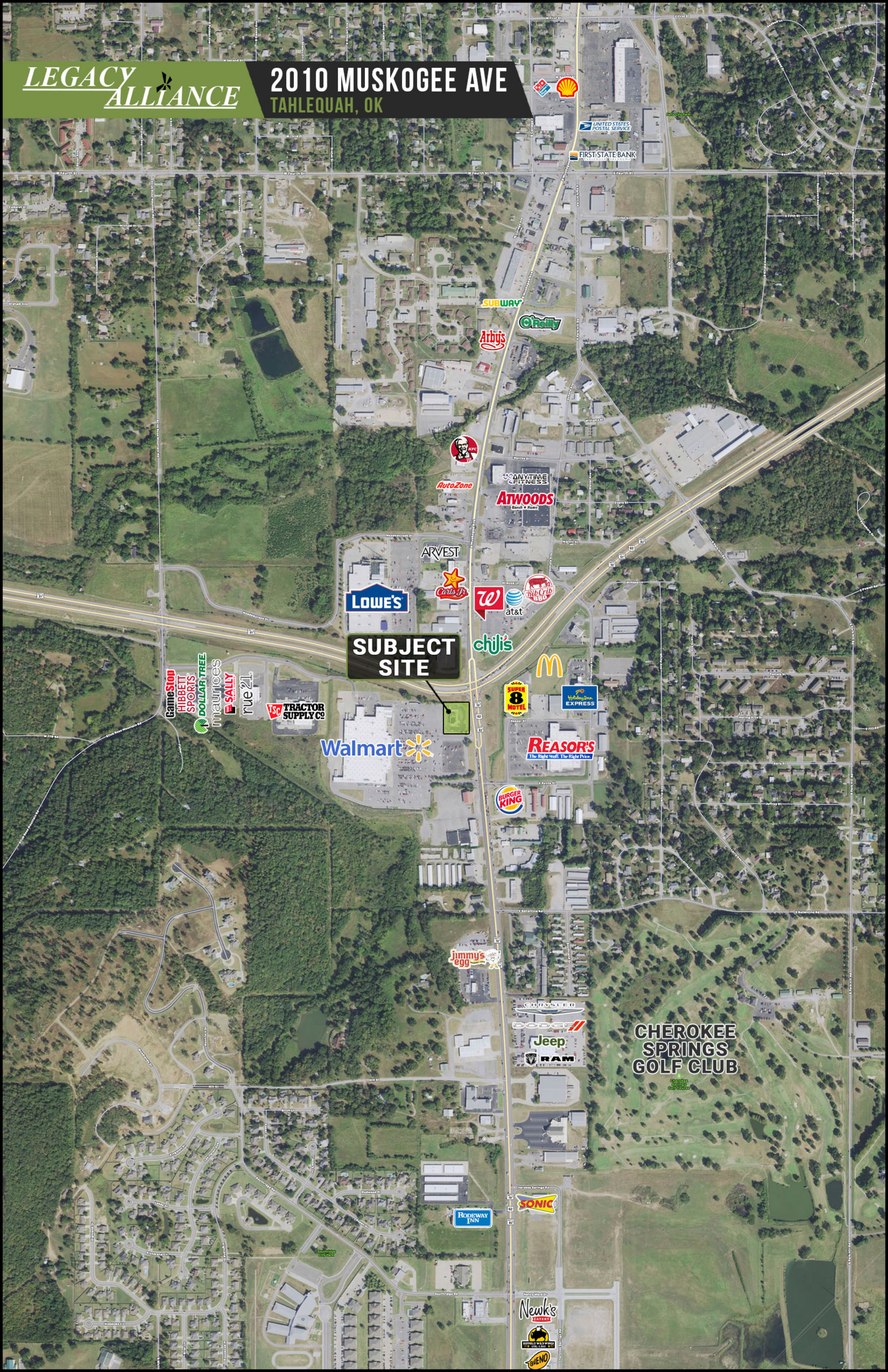
DEMOGRAPHICS

 TOTAL POPULATION	 DAYTIME POPULATION	 HOUSEHOLD INCOME
① 2,653	① 5,377	① \$51,358
③ 19,229	③ 23,412	③ \$49,091
⑤ 25,255	⑤ 28,061	⑤ \$48,997

TRAFFIC

	S MUSKOGEE AVE OK-51	23,200 vehicles per day 17,300 vehicles per day
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SUBJECT
SITE

CHEROKEE
SPRINGS
GOLF CLUB