

Walmart Neighborhood Market & Fuel Center (Ground Lease) • Stillwater, OK



Subject Property



Offering Price:
3,151,500



Cap Rate:
4.95%

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& Offering Memorandum](#)

Investment Summary

Stan Johnson Company is pleased to offer for sale to qualified investors a single-tenant ground lease investment, 100% occupied by Walmart Neighborhood Market.

Built in 2016, the property features a drive-thru pharmacy, Walmart branded fuel station, and ample parking on 4.62 acres. There are approximately 10.7 years remaining on the 15-year primary term. The lease is Triple Net and offers 10, 5-year renewal options with scheduled rental increases.



**Triple Net
Lease**



**Growing Retail
Area**



**Below Market
Rent**



**Newer Build,
Long-Term Lease**

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