



Starbucks

Oklahoma City, OK



Price:
\$3,024,000



Cap Rate:
4.25%

The Property is located at the Oklahoma City Outlet Mall, a 394,000 SF open-air shopping mall that is made up of more than 84 local and national outlet retailers. Over the past 12 months the OKC Outlets have received an estimated 4 million visits, ranking the shopping center in the top 5% nationally for foot traffic.*

7725 Connect, a 1,600,000 SF office development is located directly across Reno Ave (16,333 VPD) from the Property. Locally owned and operated since 2004, 7725 Connect is the only multi-tenant, mission-critical business campus in central Oklahoma and is home to more than 60 Tenants that span a diverse mix of sectors. In addition, the Property is located just off of the intersection of Interstate 40 (81,162 VPD) and S Council Rd (20,823 VPD) in the heart of Oklahoma City's industrial corridor.

HIGHLIGHTS



**Located at Entrance
to OKC Outlets - 4M
Annual Visits**

**Located at Key
I-40 Intersection
(81,100+ VPD)**



**Adjacent to 7725
Connect - 1.6M SF
Office Development**

**180-Mile Trade
Area with Built-in
Customer Base**



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Offering Memorandum**



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