



# LEGACY

COMMERCIAL REAL ESTATE ADVISORS

In Association with ParaSell,  
Inc. | A Licensed Oklahoma  
Broker #183645

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## APPLEBEE'S

2401 S- 135 FRONTAGE RD, MOORE, OK 73160

**FOR SALE** \$2,950,000 | 4.82% CAP

LEGACYCREA.COM



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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## MOORE, OK

- Single Tenant Free-Standing Applebee's
- Directly Across Best Buy, JCPenny, Hobby Lobby, Ross, PetSmart, & Many More
- Excellent Frontage on Interstate 35 - 117,700+ Vehicles Pass Site Daily
- Strong Demos - 8,200+ People Reside within 1 Mile Radius of Site - 71,200+ Reside within 3 Mile Radius of Site
- Located in Dense Retail Corridor - Site Surrounded by Major Retailers
- Affluent Area - Average Household Income Exceeds \$80,900 within 1 Mile Radius of Site
- Oklahoma City MSA - Top 50 - Ranked (#41) in the Country
- Projected 5.0% Population Growth in the Next 5 Years within 1 Mile Radius of Site
- 5,391 SF Building on 1.94 Acre Lot - Providing Excellent Parking & Opportunities to Repurpose
- Absolute NNN Lease Structure - Zero Landlord Responsibilities
- Situated on Hard Corner

### PROPERTY DETAILS

Building Area:	5,391 SF
Land Area:	1.94 Acres
Year Built:	2002
Guarantor:	Oklahoma Apple, LLC
Price (PSF):	\$547.21

### LEASE OVERVIEW

Remaining Lease Term:	16.5 Years
Rent Commencement:	7/1/2015
Lease Expiration:	6/30/2038
Base Annual Rent:	\$142,212
Lease Type:	NNN
Scheduled Rent Increases:	1.75% Annually
Insurance:	Tenant
Parking Lot Maintenance:	Tenant
Property Taxes:	Tenant
Roof & Structure:	Tenant
HVAC:	Tenant









# RETAILER MAP

2401 S- I35 FRONTAGE RD | MOORE, OK 73160







Google

Map data ©2021 Imagery ©2021 , Maxar Technologies, U.S. Geological Survey

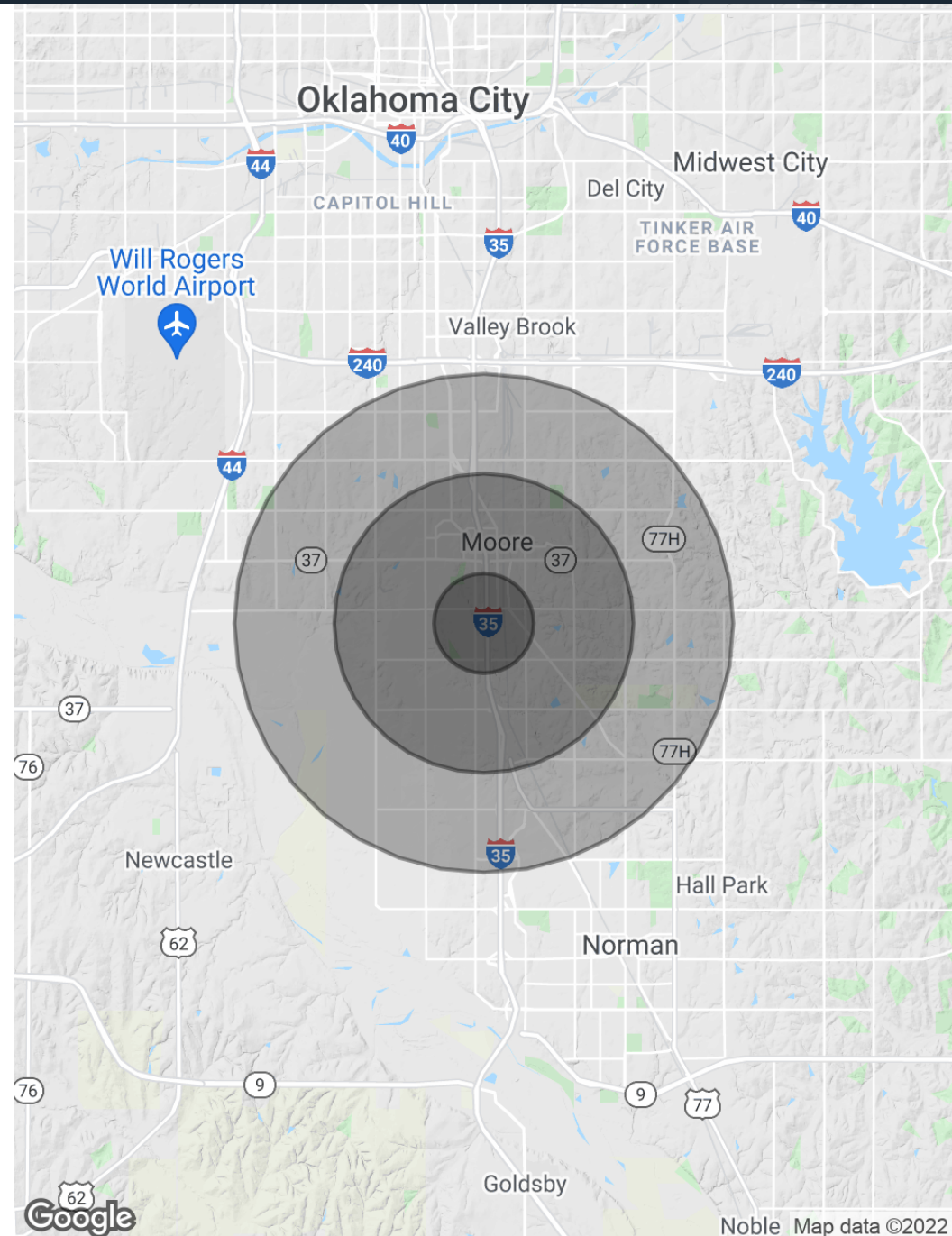


# DEMOGRAPHICS MAP & REPORT

2401 S- I35 FRONTAGE RD | MOORE, OK 73160

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,263	71,248	130,488
Average Age	34.3	33.6	33.4
Average Age (Male)	31.9	32.3	32.6
Average Age (Female)	36.6	34.9	34.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,123	26,828	50,045
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$80,988	\$82,983	\$89,320
Average House Value	\$172,139	\$163,154	\$179,673







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