

FOR SALE - RETAIL

I-240 & S. May Avenue

2825 W I-240 Service Rd
Oklahoma City, OK 73159



Purchase Price

\$2,850,000

Cap Rate

6.0%

Property Information

Site Size: 2.08 AC / 90,810 SF

Building Size: 33,044 SF

Zoning: C-3

Parking: 91 spaces

Property Features

- Adjacent to OnCue, Jack in the Box, and Public Storage
- Cross Access Agreement with OnCue
- High traffic area with easy access from I-240 and May Ave
- Near Oklahoma City Community College, Will Rogers World Airport, I-44 and I-35

Note: Seller requires that Buyer maintains outparcel with billboard.



FOR MORE INFORMATION:

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Subject Site

Area Retailers



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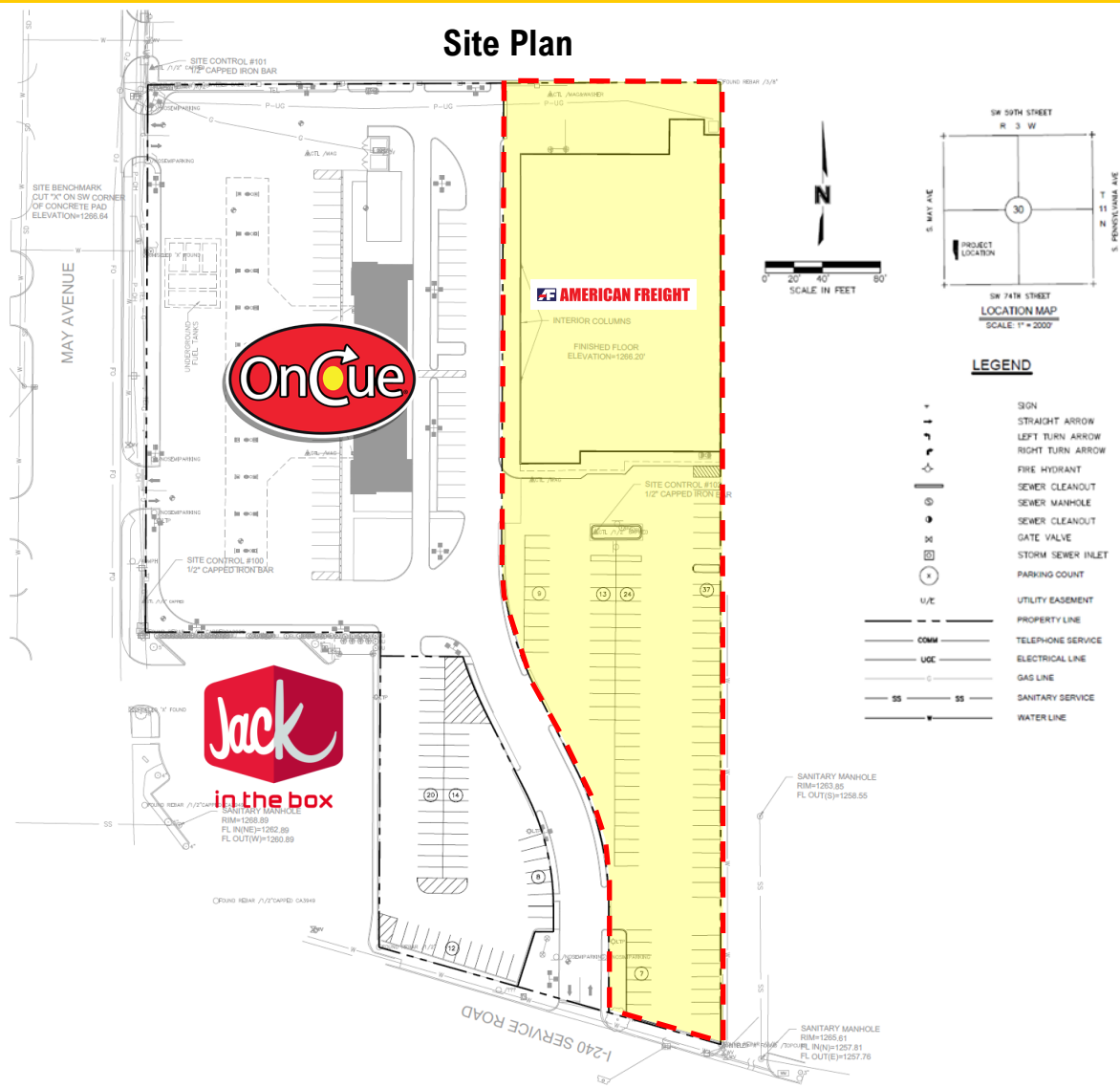
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I-240 Corridor District

- Oklahoma City's I-240 Corridor is adjacent to the fastest-growing and highest-income zip code on the south side of OKC.
- The District is bound by Lariat Landing, a 1,000-acre development west of Will Rogers World Airport. Lariat Landing is home to Amazon, Skywest and others.
- Interstate 240 carries more than 100,000 cars per day and is the main thoroughfare of OKC's south side.

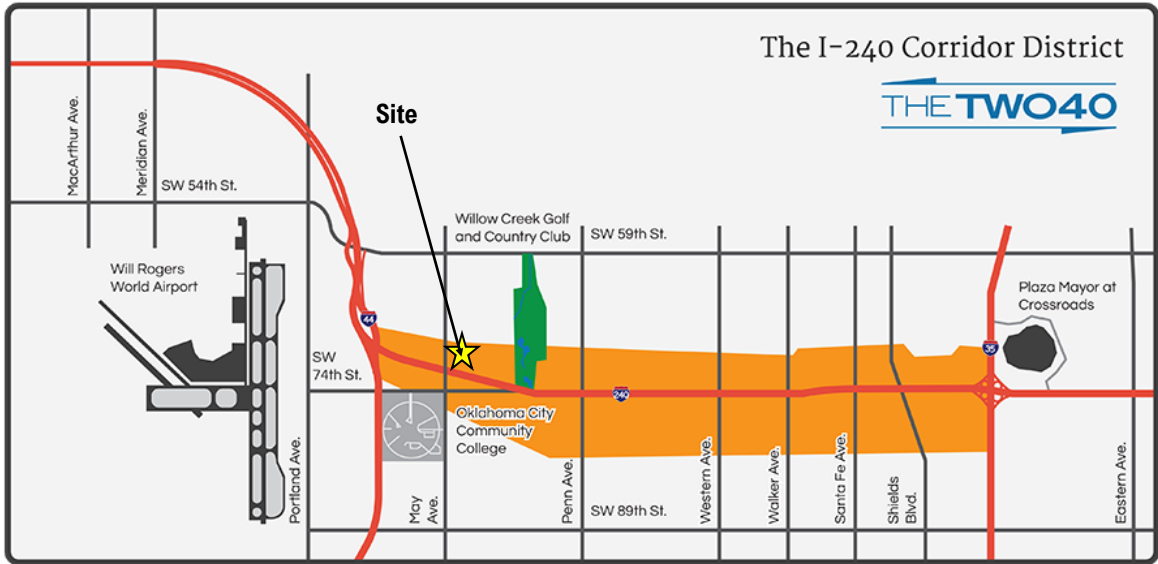
Area Demographics	Population	Average Household Income
1-Mile Radius	16,583	\$71,812
3-Mile Radius	102,438	\$76,131
5-Mile Radius	185,352	\$81,986

Major Area Employers

Area Universities

- Amazon
- Anheuser Busch Distribution
- Boeing
- Drill Right Technology
- Northrop Grumman
- St. Anthony Hospital (South)
- Will Rogers International Airport

- Mid-America Christian
- Oklahoma City Community College
- Oklahoma State-OKC
- Platt College
- Randall University



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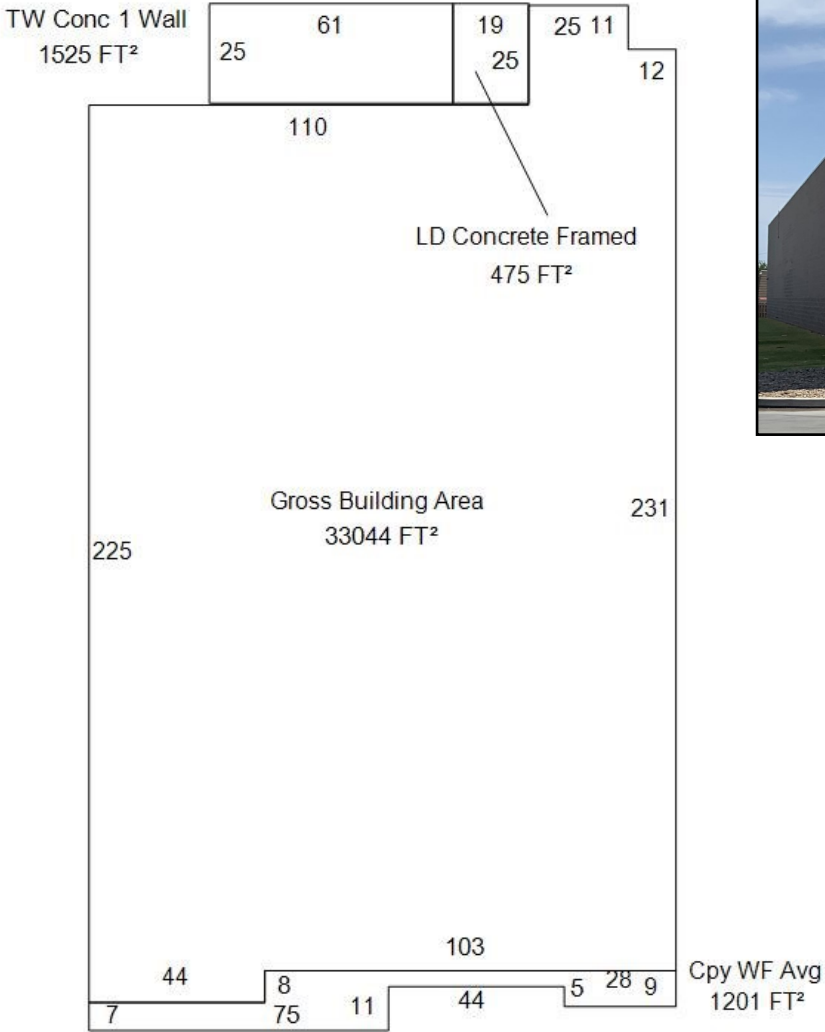
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Building Information

Year Built: 1968 Remodeled: 1993

Size: 33,044 SF Frontage: 147'

Construction: Masonry

- Dock delivery with bay door in back
- 20' ceilings
- Leased to American Freight with term expiring 11/30/2026 & a 5-year option to extend



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Tenant Information



American Freight is a US retail company providing furniture, mattresses and home appliances to customers since 1994. In 2020, American Freight combined with Sears Outlet, a leading national discount retailer of home appliances, and FFO Home, a regional retailer of furniture and mattresses, to create American Freight Company. The company was founded with the goal of providing working families with affordable furniture options with the strategy of using modest warehouses to store merchandise and eliminate markups associated with high-end showrooms. By 2014, American Freight was operating 95 stores across 18 states. As of 2022, the company has over 350 locations and 5 million customers across 40 states and Puerto Rico.

American Freight has been a tenant in this location since August 2016. The initial term is set to expire November 30, 2026, with a 5-year option period.



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Building Interior



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Loading Dock



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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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