

OFFERING MEMORANDUM



TACO CASA

2435 W. Broadway Street
Ardmore, Oklahoma 73401

NAI Robert Lynn

CAPITAL MARKETS division

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- **Long-Term Lease** – Brand new 20-yr, NNN lease
- **Hard Corner Location** – Located on the hard corner of W Broadway St. and Rockford Rd.
- **Highly Visible Positioning** – Highly visible positioning in one of Ardmore’s busiest intersections.
- **Strong Demographics** - The average household income within a one-mile radius of the property is an impressive \$103,711
- **NNN Lease** – The Property benefits from a full NNN lease
- **Multiple Entry Points** – Easily accessible with 3 separate entry points
- **Newer Build** – Construction was completed in 2018
- **Sizable Lot** – The Property sits on a sizable lot consisting of 1.63 acres

Demographics

	1 MILE	3 MILES	5 MILES
Total Population	3,828	22,845	27,974
Total Households	1,686	9,058	10,997
Average Household Size	2.22	2.45	2.49
Average Household Income	\$103,711	\$72,273	\$74,271

Source: esri 2021

Traffic Counts

- W. Broadway St. 12,900 VPD
- Sunset Drive SW 35,800 VPD

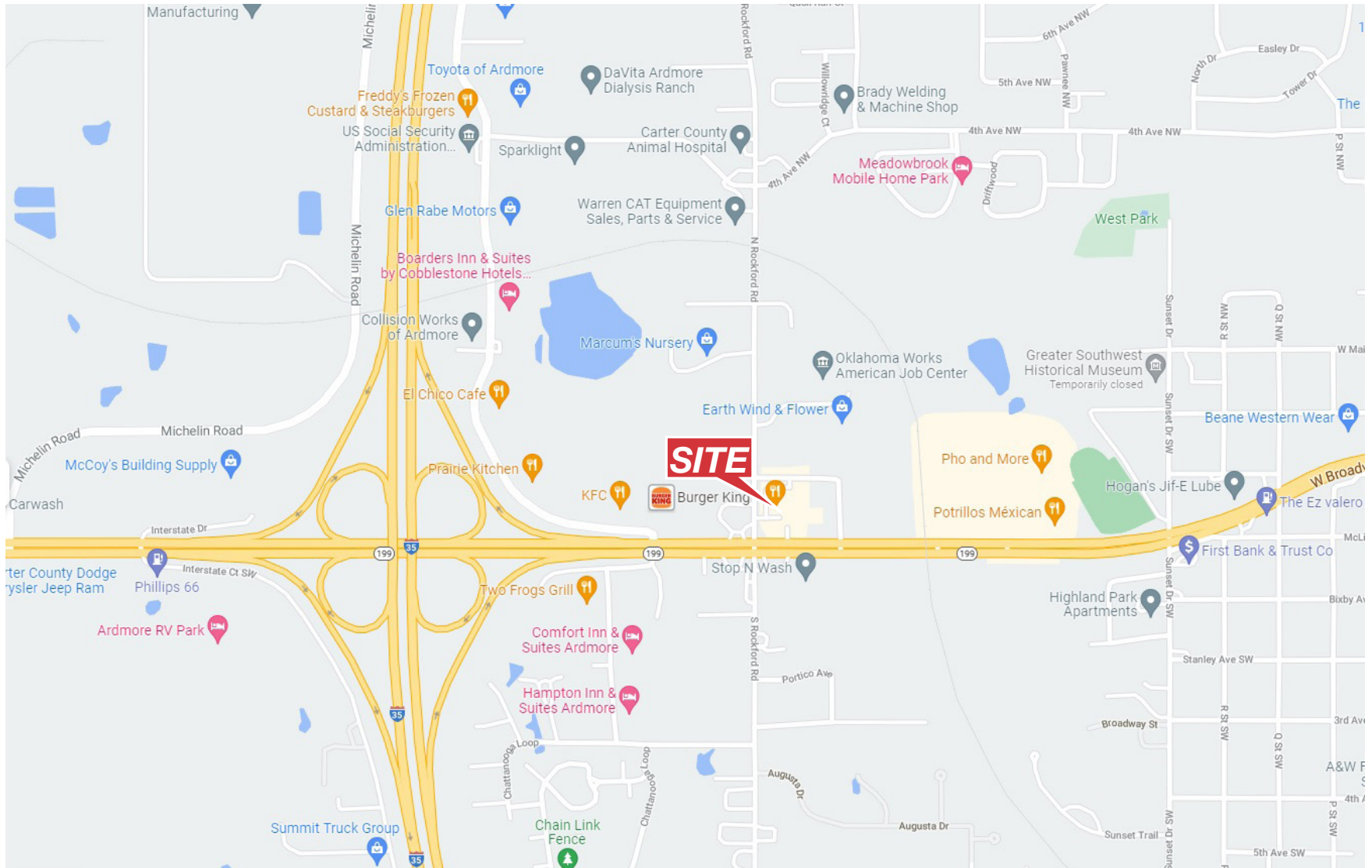
Source: esri 2019

Taco Casa



2435 W. Broadway Street, Ardmore, Oklahoma 73401

PRICE	\$2,200,000
CAP RATE	6%
NET OPERATING INCOME	\$132,000
OCCUPANCY	100%
LEASE TYPE	NNN
LEASE TERM:	20 YEARS
REMAINING TERM:	20 YEARS
YEAR BUILT	2018
GROSS LEASABLE AREA	3,751 SF
LOT SIZE	1.63 ACRES





Tenant	SQ FT	Pro Rata Share	Lease Term	Base Rent			Rental Rate Increases			Notes	
				Annual	Monthly	PSF	Annual	Monthly	PSF	CAM Recovery	Renewal Options
Taco Casa	3,751	100%	20-Year Lease	\$132,000	\$11,000	\$35.19	-	-	-	NNN	
Total Count/SF	3,751	100%	Totals	\$132,000	\$11,000	\$35.19					
Occupied	3,751	100%									
Available	0	0%									







CONFIDENTIAL OFFERING MEMORANDUM



For additional information please contact:

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