



OFFERING MEMORANDUM

Gateway Plaza

2251 OK-88

Claremore, OK 74017

Levi Green

Owner

9185193949 (Mobile)

levi@piperok.com

\$2.7M
PRICE

7.82%
CAP RATE

\$211,197
NOI

Piper Management

2251 ok-88

Claremore, OK 74017

918-519-3949

Piperok.com



PIPER MANAGEMENT

Gateway Plaza

2251 OK-88
Claremore, OK 74017

PRICE	CAP RATE	NOI
\$2,700,000	7.82%	\$211,197

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PRESENTED BY

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Lic # Levi Green

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Executive Summary

2251 OK-88
Claremore, OK 74017

- Piper Management, on behalf of the Owner, is pleased to offer Gateway Plaza, a shopping center property conveniently located in Claremore, OK

Gateway Plaza is strategically located on HWY 88. The center is currently 100% occupied. The subject property sits on 1.8 acre, was built in December of

On behalf of the ownership, we are pleased to exclusively offer for sale Gateway Plaza, a [Building SF] square foot retail center located at 2251 OK-88, Claremore, Oklahoma 74017. This offering represents a compelling opportunity to acquire a high-performing retail asset in a proven trade area.

We are pleased to offer Gateway Plaza, a [Building SF] square foot retail property situated on approximately [Lot Size] acres at 2251 OK-88 in the heart of Claremore, Oklahoma. The property presents an outstanding investment opportunity for both institutional and private capital.

We are pleased to present Gateway Plaza, a premier retail center strategically positioned at 2251 OK-88 in Claremore, OK. This exceptional asset offers investors a rare opportunity to acquire a well-located retail property in one of the region's most dynamic trade areas.

2024, and consists of approximately 12,000 SF. The building construction is Red Iron and ample parking with 51 spaces. Gateway Plaza is located in a high-traffic area of 7,200 Average Daily Traffic Count

\$ \$2,700,000 ASKING PRICE	📈 \$211,197 NOI
🎯 7.82% CAP RATE	📏 \$225.00 PRICE/SF
🕒 100% OCCUPANCY	👤 1% VACANCY FACTOR
📄 \$212,400 BASE RENT	👉 \$243,792 EGI

PROPERTY DATA	
Building SqFt	12,000 SqFt
Year Built	2024
Lot Size (acres)	1.80
Parcel ID	660005643
Zoning Type	Neighborhood Com
County	Rogers

Investment Highlights

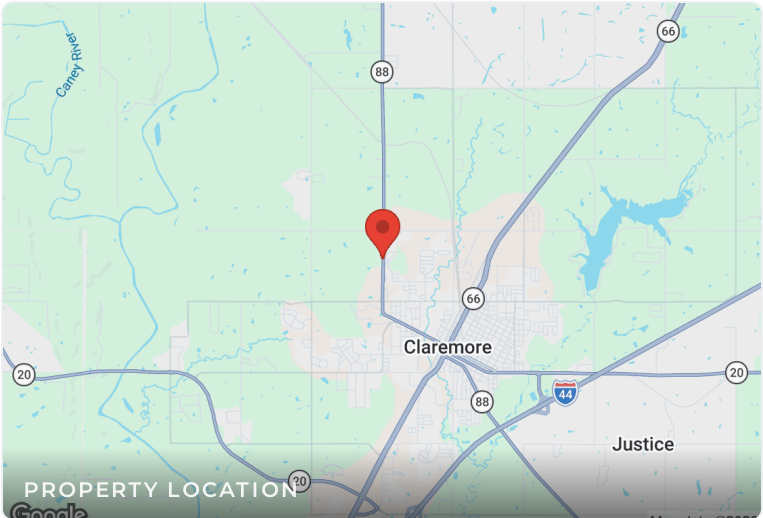
- The property is strategically located in a growing city with direct frontage on HWY 88.
- Signage opportunities are visible along a high-traffic street that is a hub for local and national chain restaurants.
- Ample parking is available with 51 parking spaces for shoppers and employees.
- The strip center is 100% leased.
- An absolute NNN lease means no landlord responsibility and increasing returns.
- Glass Storefronts
- Stabilized, fully leased retail center with long term tenant leases.
- Value Add Opportunity. Land on the North end

KEY METRICS

 Asking Price	\$2,700,000
 NOI	\$211,197
 Cap Rate	7.82%
 Price/SF	\$225.00
 Occupancy	100%
 Vacancy Factor	1%
 Base Rent	\$212,400
 EGI	\$243,792
 Building SF	12,000 SqFt
 Year Built	2024

Location Highlights

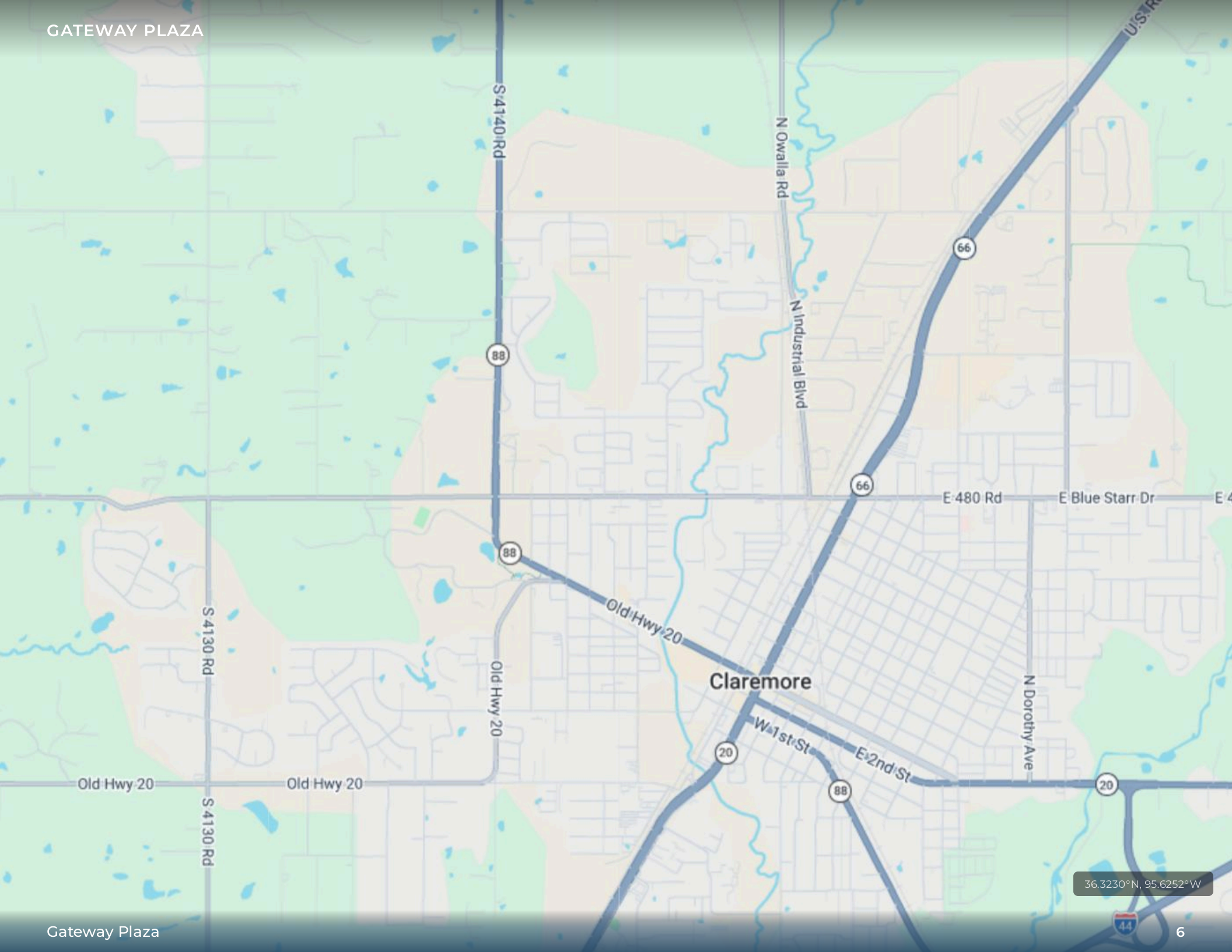
- University town with large student population of 3,300 students at RSU.
- Additional Land open for expansion on North End
- The newest retail building in the city was completed in December of 2024
- One of the fastest-growing cities in Oklahoma.
- Gateway Plaza is strategically located on a hard corner with tremendous traffic count.
- Affluent and growing trade area.
- The site also benefits from its positioning in an extremely dense and growing residential area.
- Excellent Visibility and Access.
- The shopping center sits right in front of a local church
- Located right on Highway 88
- Located just down from the College and Tech Center
- Strong tenants and long leases



LOCATION	
Address	2251 OK-88
City	Claremore
State	Oklahoma
Zip Code	74017
APN / Parcel #	660005643
Coordinates	36.3304379, -95.6327839

AIRPORTS

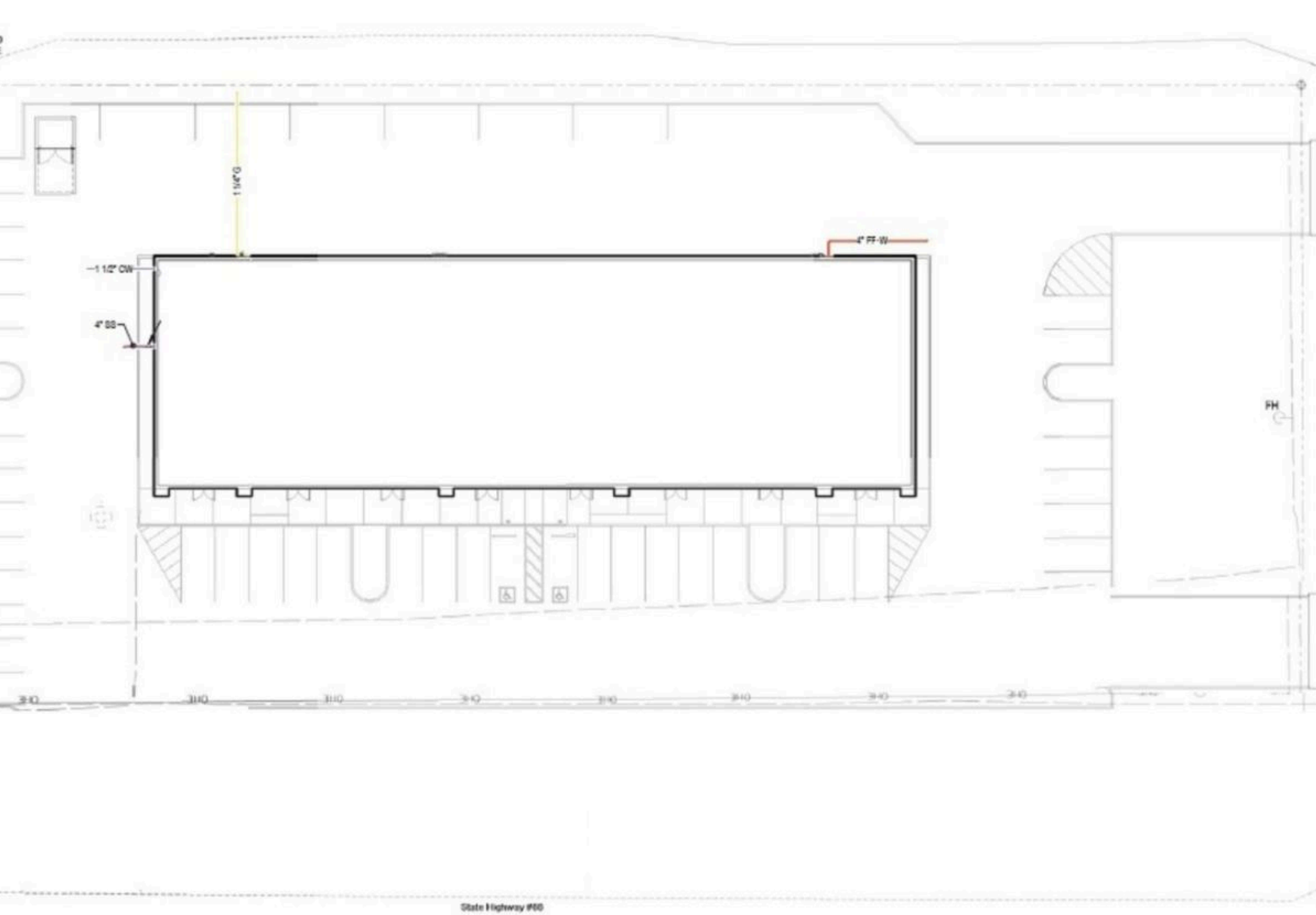
Tulsa International Airport	16.6 mi
Tulsa Air and Space Museum	17.0 mi
Mena Aircraft Engines Inc	13.1 mi





CARE MORE NAILS







Gallery Page 1



Rent Roll

Suite	Tenant	SF	% of Bldg	Rent/SF	Monthly	Annual Rent	Reimb/SF	Ann. Reimb	Lease Type	Start	End	Incr %
101	Service Of Oklahoma	1,500	12.5%	\$17.60	\$2,200.00	\$26,400.00	\$338.00	\$4,056.00	NNN	10/01/24	10/01/29	0.0%
103	Private Equity Holdings	1,500	12.5%	\$19.20	\$2,400.00	\$28,800.00	\$338.00	\$4,056.00	NNN	10/01/24	10/01/27	0.0%
105 & 107	Care More Nails	3,000	25.0%	\$19.20	\$4,800.00	\$57,600.00	\$676.00	\$8,112.00	NNN	02/01/25	02/01/28	0.0%
111 & 113	Wildcatter CrossFit	3,000	25.0%	\$16.40	\$4,100.00	\$49,200.00	\$588.00	\$7,056.00	NNN	10/01/25	10/01/28	0.0%
109	MST Manufacturing	1,500	12.5%	\$16.80	\$2,100.00	\$25,200.00	\$338.00	\$4,056.00	NNN	03/05/26	03/05/27	—
115	UNDO, INC	1,500	12.5%	\$16.80	\$2,100.00	\$25,200.00	\$338.00	\$4,056.00	NNN	01/31/26	01/31/27	—
Total		12,000	100.0%	\$17.70	\$17,700.00	\$212,400.00	\$2.62	\$31,392.00				

GLA **12,000 SF**

% LEASED **100.0%**

AVG RENT/SF **\$17.70**

TENANTS **6**

AVG LEASE TERM **1.7 yrs**

Notes

Suite 111 & 113 — The lease increases by \$100 per year

Valuation Summary

KEY METRICS

\$2,700,000
ASKING PRICE

7.82%
CAP RATE

\$211,197
NOI

Price/SF **\$225.00**

INCOME/SF
\$17.70

EGI/SF
\$20.32

EXPENSES/SF
\$2.72

NOI/SF
\$17.60

INCOME

Base Rental Income	\$212,400
Expense Reimbursements	\$31,392

Effective Gross Income **\$243,792**

EXPENSES

Property Tax	\$2,341
Insurance	\$9,713
Management Fee	\$12,000

GENERAL EXPENSES

Waste Management	\$3,948
Fire Suppression	\$480
Landscaping	\$2,250
Water	\$1,863

Total General Expenses **\$8,541**

Total Expenses **\$32,595**

Tenant Profiles



Service Of Oklahoma

They offer Driver's licenses and Motor Vehicle services, and you can use their online platform to join a virtual waitlist for certain services. Founded by Oklahomans who shared your frustration with the challenges of getting basic government services and believed there had to be a better way to serve our fellow Oklahomans.



Private Equity Holdings

Private Equity Holdings (PEH) is a real estate investment firm specializing in identifying, acquiring, and managing high-value commercial and residential assets. Our portfolio spans multifamily, retail, office, storage, and mixed-use developments, with a proven track record of transforming underperforming properties into thriving ones.



Care More Nails

Care More Nails is Claremore's destination for beautiful nails and relaxing self-care. They specialize in manicures, pedicures, nail enhancements, and spa treatments all delivered with top-quality products, modern techniques, and a focus on client comfort.

| Tenant Profiles (continued)



Wildcatter Crossfit

Wildcatter CrossFit helps busy people build strength, burn fat, and regain confidence through high-quality coaching and a tight-knit community. You don't need to be in shape to start you just need to show up. Their experienced coaches guide you every step of the way with customized programming, accountability, and support.

Market Overview

12/31/1969

Claremore is a city in and the county seat of Rogers County in northeastern Oklahoma, United States. Its population was 19,580 at the 2020 census, a 5.4% increase over the 18,581 recorded in 2010. Located in the foothills of the Ozark Mountains, it is home of Rogers State University, and is part of the Tulsa metropolitan area.

KEY FACTS

Population	18,581
Area	15.0 sq mi
Elevation	597 ft
Time Zone	Central Time Zone
County	Rogers County
Incorporated	1883
State	Oklahoma

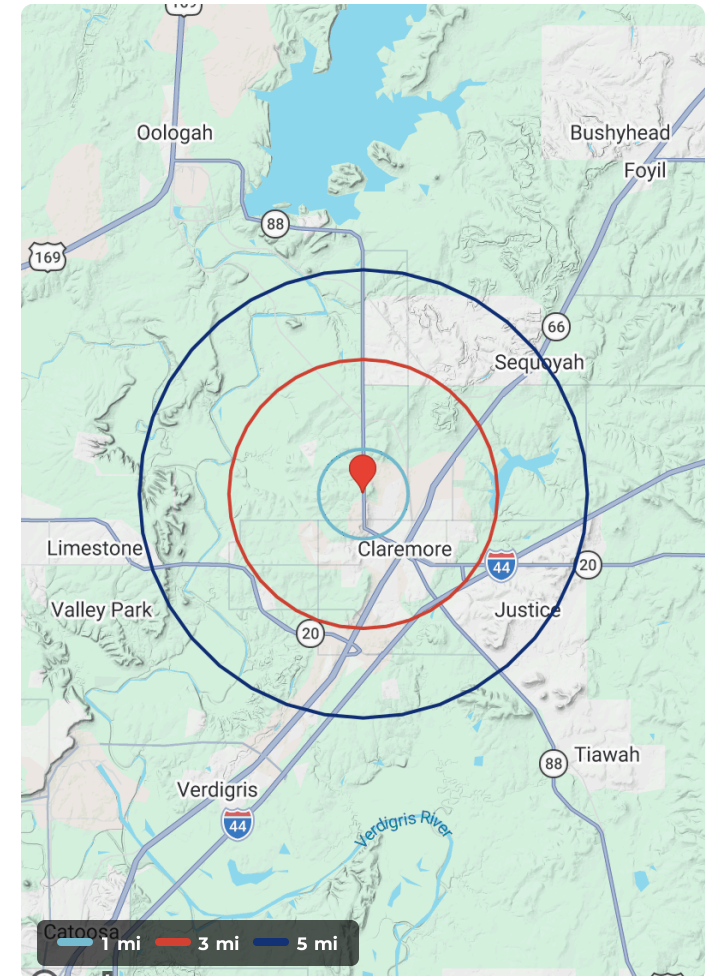
DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	4,607	Population	22,630	Population	33,410
Median HH Income	\$55,502	Median HH Income	\$60,513	Median HH Income	\$64,524
Households	1,577	Households	8,672	Households	12,683

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,126	17,882	24,656
2010 Population	3,974	20,357	28,658
2025 Population	4,607	22,630	33,410
2030 Population	4,784	23,560	35,069
2025-2030 Growth Rate	0.76 %	0.81 %	0.97 %
2025 Daytime Population	3,636	24,915	32,703
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,120	6,907	9,373
2010 Total Households	1,360	7,770	10,917
2025 Total Households	1,577	8,672	12,683
2030 Total Households	1,631	8,983	13,230
2025 Avg. Household Size	2.66	2.43	2.51
2025 Owner Occupied Housing	904	5,109	8,350
2030 Owner Occupied Housing	954	5,351	8,800
2025 Renter Occupied Housing	673	3,563	4,333
2030 Renter Occupied Housing	677	3,632	4,430
2025 Vacant Housing	123	706	938
2025 Total Housing	1,700	9,378	13,621
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	159	586	811
\$15,000-\$24,999	139	737	1,023
\$25,000-\$34,999	124	746	1,009
\$35,000-\$49,999	271	1,397	1,860
\$50,000-\$74,999	268	1,776	2,502
\$75,000-\$99,999	216	1,255	1,826
\$100,000-\$149,999	276	1,449	2,291
\$150,000-\$199,999	39	381	694
\$200,000 or greater	85	345	666
Median HH Income	\$55,502	\$60,513	\$64,524
Average HH Income	\$76,473	\$76,674	\$82,419



\$55,502

MEDIAN HH INCOME (1-MI)

\$76,473

AVG HH INCOME (1-MI)

57.3%

OWNER OCCUPIED (1-MI)

42.7%

RENTER OCCUPIED (1-MI)

7.2%

VACANCY RATE (1-MI)

0.76 %

2025-2030 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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