OFFERING MEMORANDUM

NORTHEAST TOWN CENTER

RETAIL PROPERTY FOR SALE

OKLAHOMA CITY, OK 73111

MOREAU
PROPERTY ADVISORS

918.370.2877 | MOREAUPROPERTYADVISORS.COM
320 SOUTH BOSTON AVENUE STE 1030-9
TULSA, OK

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CHANDLER MOREAU
Owner / Managing Broker
O: 918.370.2877
chandler@moreaupropertyadvisors.com

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Northeast Town Center is a 95,787 SF neighborhood retail center located at 1148 NE 36th Street in Oklahoma City, offered at $8,000,000. The property is currently 81% occupied. The tenant mix includes national and service-oriented users such as Dollar Tree, Domino's, Boost Mobile, and the Oklahoma Department of Human Services. The center is positioned along NE 36th Street, a heavily traveled corridor providing consistent traffic and accessibility. The property features a recently updated exterior and a large parking field to support tenant demand. There are two pad site opportunities located at the northeast corner of the property. These pad sites provide potential for additional income through ground-up development or outparcel sales. Several existing leases are below market, providing an opportunity to increase rents over time. The combination of in-place income, vacancy, and development potential positions the asset for both cash flow and value-add execution.

OFFERING SUMMARY	
Sale Price:	$8,000,000
Occupancy:	81%
Building Size:	95,787 SF
NOI:	$693,416.00
Cap Rate:	8.67%
# of Tenants:	21

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,830	23,873	61,853
Total Population	6,343	49,251	140,223
Average HH Income	$45,059	$75,412	$75,047

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INCOME & EXPENSES

INCOME SUMMARY	
Vacancy Cost	$0
GROSS INCOME	**$853,248**

EXPENSES SUMMARY	
Property Taxes	$36,888
Property Insurance	$55,944
General Maintence, Clearning, Waste Removal, Utilities	$67,000
OPERATING EXPENSES	**$159,832**

NET OPERATING INCOME	**$693,416**

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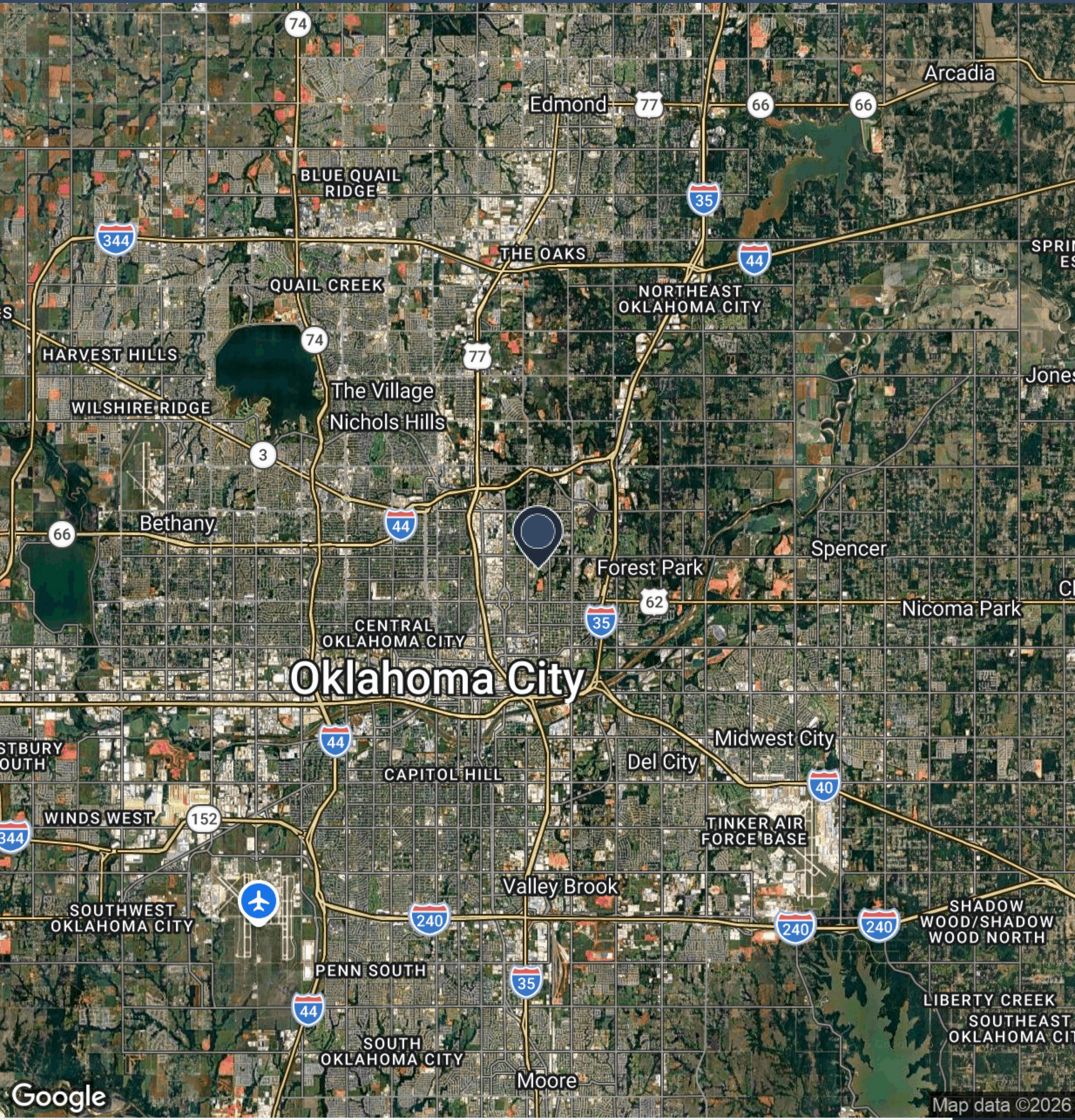
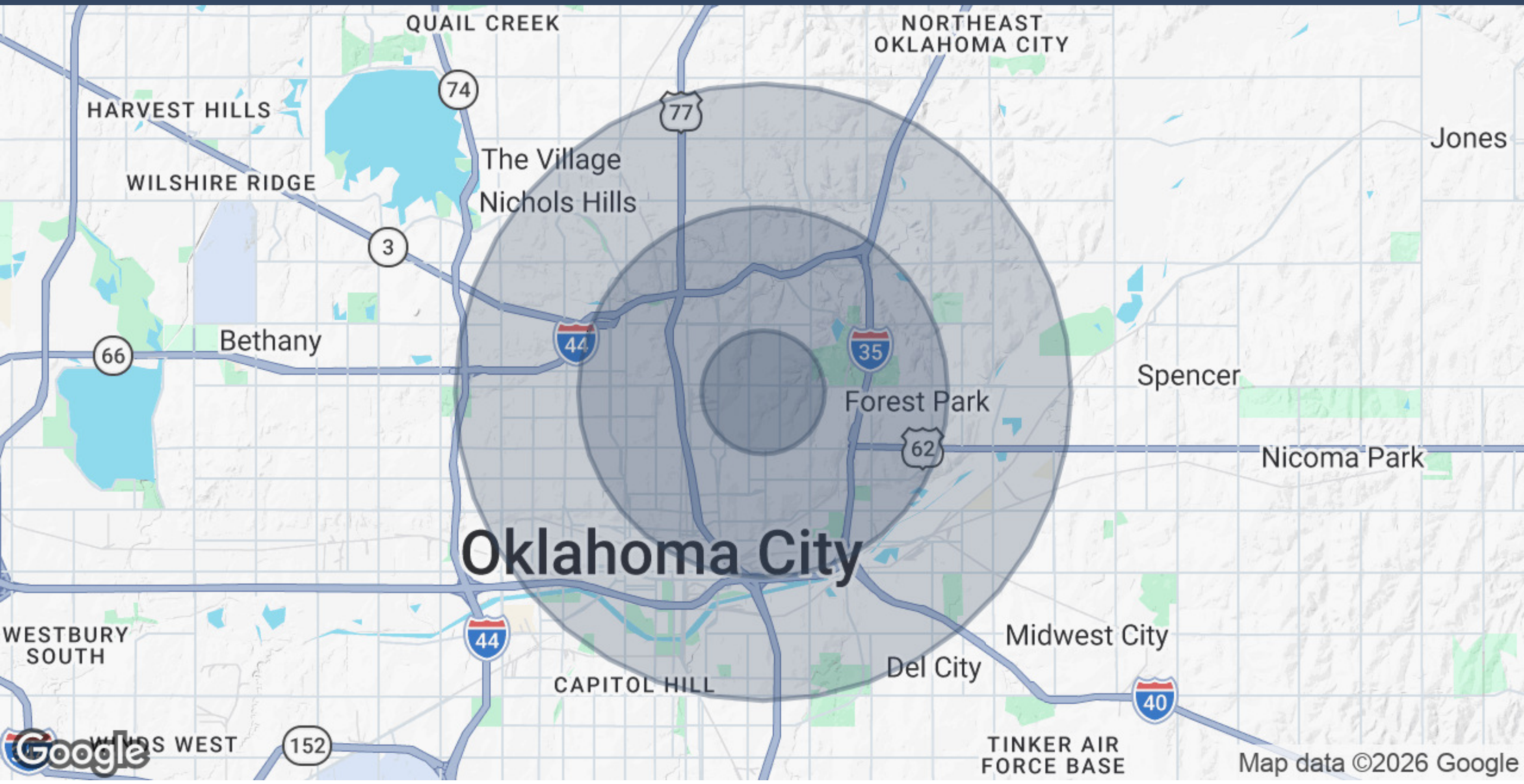
LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,343	49,251	140,223
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	43	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,830	23,873	61,853
# of Persons per HH	2.2	2.1	2.3
Average HH Income	$45,059	$75,412	$75,047
Average House Value	$157,153	$305,066	$283,056

2020 American Community Survey (ACS)

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