

3 STRANDS VINTAGE
4848 N.W. EXPRESSWAY
OKLAHOMA CITY, OK 73132

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Investment Opportunity
35,000 SF on 3.45 Acres MOL
Sales Price: \$5,150,000

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3 Strands Vintage Antique Mall is a 35,000 SF shopping destination with over 120 unique vendors. The mall offers a “treasure hunt” type atmosphere with vendors rotating their inventory constantly. The business was opened by Cindy & Dusty Gardner in January of 2024 and are highly involved in the daily operations. Their focus has been on the community and charity, notably giving a percentage of their sales to the Toby Keith Foundation’s OK Kids Korral.



PROPERTY OVERVIEW

TOTAL SF	35,000 SF
LOT SIZE	3.45 ACRES +/-
YEAR BUILT	1996
ZONING	Commercial

- **Cap Rate: 8.18%**
- **NOI: \$421,500**
- **Highest Traffic Count in OKC:** NW Expressway has the highest traffic count of any arterial street in Oklahoma City with over 55,000 VPD
- **Recent Trader Joe’s Opening:** Trader Joe’s recently opened their second store in Oklahoma City 1.5 miles from the subject property at NW Expressway and Rockwell Ave
- **Dense Residential Area:** 110,000+ Households within a 5-mile Radius

DEMOGRAPHICS



POPULATION
 1 MILE: 9,086
 3 MILES: 79,505
 5 MILES: 245,357



AVERAGE HOUSEHOLD INCOME
 1 MILE: \$75,970
 3 MILES: \$82,159
 5 MILES: \$86,275



TOTAL HOUSEHOLDS
 1 MILE: 3,839
 3 MILES: 34,129
 5 MILES: 105,294



2 MILES FROM US-74
 (LAKE HEFNER PARKWAY)
 3 MILES FROM I-44
 5 MILES FROM I-40

The Alora Apartments
731 Units

TRADER JOE'S Walmart
CAVA Chick-fil-A Starbucks HOBBY LOBBY TARGET
CHASE Canes T.J. maxx BURLINGTON ROSS DRESS FOR LESS

NATURAL GROCERS good4u
McDonald's Andy's Frozen Custard JJ JIMMY JOHN'S
Tropical Smoothie Cafe WHATABURGER SLIM CHICKENS TACO BELL



NW Expressway (+55,000 VPD)

