

FOR SALE



1432 PIEDMONT
ROAD N.

1432 PIEDMONT ROAD N., PIEDMONT, OK 73078

BANTA PROPERTY GROUP, LLC

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OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	8,800 SF
Lot Size:	2 Acres
Price / SF:	\$113.07
Cap Rate:	7.27%
NOI:	\$72,312

PROPERTY OVERVIEW

Introducing an exceptional opportunity for Retail/Strip Center investors: 1432 Piedmont Road N. offers an impressive 8,800 SF building, embodying potential and promise. This property is situated in a prime location within the esteemed Piedmont area. Further enhancing its appeal, additional land is available for separate purchase, consolidating the potential for expansion and customization according to investor preferences. With an eye for potential and a strategic location, this property stands as an ideal investment for those seeking to thrive in the dynamic world of retail real estate.

PROPERTY HIGHLIGHTS

- Ideal property for an investor looking for upside potential
- Located in a well established retail area
- Additional land can be purchased separately

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
-	Dry Cleaners	3,000 SF	34.09%	\$8.61	\$25,836	4/30/2028
-	Nail Salon	1,000 SF	11.36%	\$12.00	\$12,000	7/30/2026
-	Gym	4,000 SF	45.45%	\$12.00	\$48,000	7/31/2027
-	Pizzeria	800 SF	9.09%	\$22.50	\$18,000	8/31/2026
-	Snow Cone	200 SF	2.27%	\$9.90	\$1,980	MTM
TOTALS		9,000 SF	102.26%	\$65.01	\$105,816	
AVERAGES		1,800 SF	20.45%	\$13.00	\$21,163	

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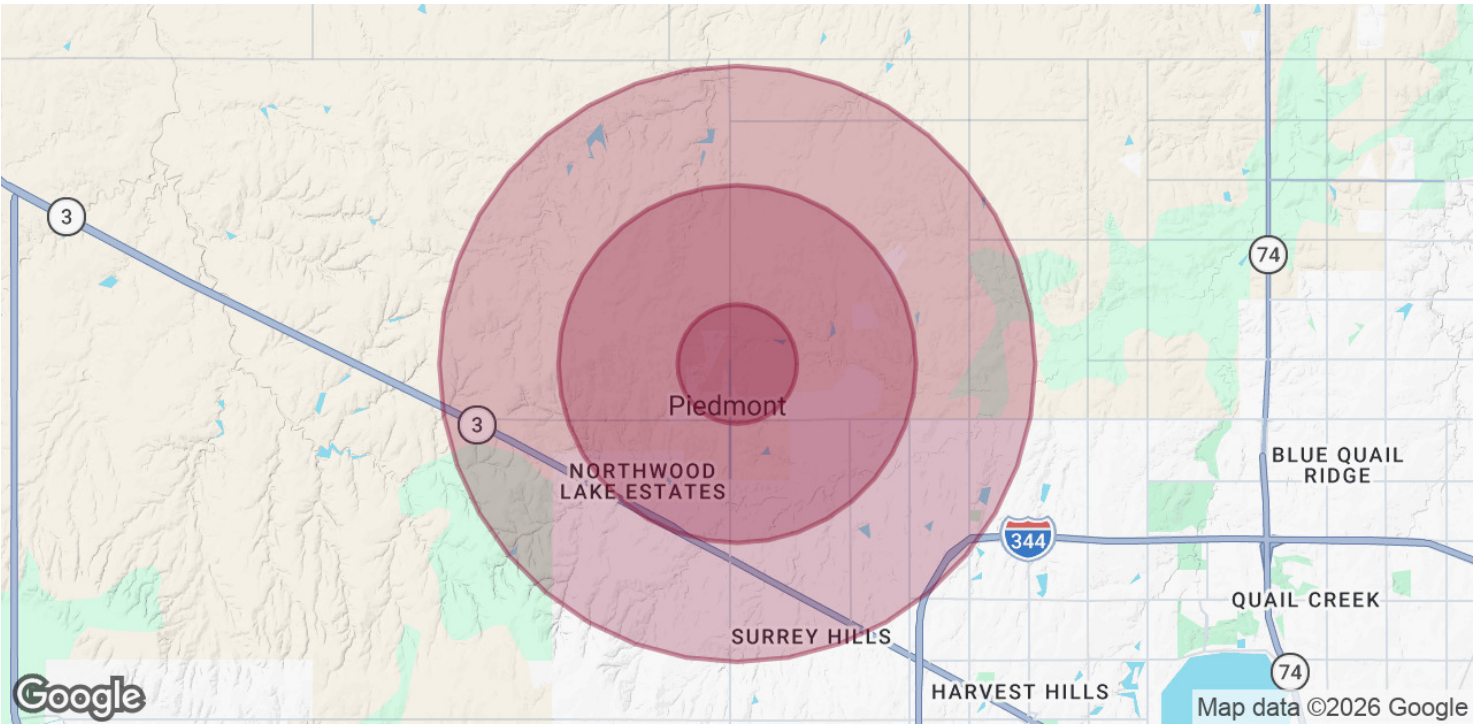
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,273	6,899	15,252
Average Age	39.5	38.1	36.8
Average Age (Male)	41.2	38.5	34.6
Average Age (Female)	36.7	35.9	35.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	502	2,580	5,245
# of Persons per HH	2.5	2.7	2.9
Average HH Income	\$79,693	\$87,590	\$102,295
Average House Value	\$225,819	\$241,349	\$269,600

* Demographic data derived from 2020 ACS - US Census