

Aspen Dental
615 W. Shawnee St. Muskogee, Oklahoma



Price \$ 1,775,000

6.5 % Cap Rate

6.7 % Cap Rate (5/1/27)

Highly Visible Shopping Center Outparcel, 24,000 + Cars / Day. Across street from Walmart Supercenter

Located on State Route 62, connecting to State Routes 69 and 165

The subject property is a strategically located out parcel just off State Route 62 at 6th. Street. This stand alone building fronts the Three Rivers Plaza Shopping Center, which boasts several National Retailers: Hibbett Sports, Ulta Beauty, TJ Maxx, Five Below, Kay Jewelers, AT&T, Mattress Firm, McAlister's Deli and several others. Directly across the street is a Walmart Supercenter, and adjacent are most of the primary Retail Stores, Restaurants and QSRs in Muskogee.

Muskogee with a Population of 38,000 (approx.), has the feel of a small town with the amenities of a small city. County population 66,000 (approx.). Muskogee is 48 miles (approx.) from Tulsa, the 2nd largest city in Oklahoma. The Tulsa Metro area is the 54th largest in the United States with a population of over 1 Million.

The subject property is a 3,500 Sq. Ft. stand alone building completed in 2017. The building is front and center of the Three Rivers Plaza Shopping Center. The building is leased to Aspen Dental Management (ADMI), a Dental Support Organization (DSO). ADMI is the second largest DSO in the United States with approximately 1,100 locations currently. The 10 Year NN Lease commenced on Feb 15, 2017. The original Lease has been extended through April, 2032. There are 3 five year options to extend.

All of the above information has been furnished by a source deemed reliable, however, a prospective purchaser should not rely on these representations but should conduct his own independent evaluation to verify the information and bears all risks for any inaccuracies.



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Operating Data

Rental Income:	\$ 115,500	\$119,000 (5/1/2027)
Vacancy Reserves:	\$ 0	
Reimbursement Revenue:	\$ 24,294	
Gross Operating Income:	\$ 138,877	
Operating Expenses:	\$ 24,294	
Net Operating Income:	\$ 115,500	\$119,000
Cap Rate:	6.5%	6.7%

Expense Projections

Property Tax:	\$ 16,994
Property Insurance:	\$ 4,361
CAM	\$ 2,939
TOTAL:	\$ 24,294