

FOR LEASE RETAIL PROPERTY  
AUGUST 13, 2023

# 222 S. MISSION

222 S. MISSION, SAPULPA, OK 74066



**LEGACY**  
COMMERCIAL PROPERTY

Presented By:

**Legacy Commercial Property**

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LEGACY COMMERCIAL PROPERTY  
209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Strong visibility on the northwest corner of E Lincoln Ave and S Mission St with up to 5175 Sq Ft available

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	5,175 SF
Building Size:	5,175 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,218	8,171	14,215
Total Population	5,283	19,423	34,696
Average HH Income	\$49,271	\$59,672	\$69,420

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ADDITIONAL PHOTOS



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PLANS

LEGEND

Available



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,175 SF	Lease Rate:	Negotiable

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Vacant 222 S Mission St	Available	5,175 SF	NNN	Negotiable	-

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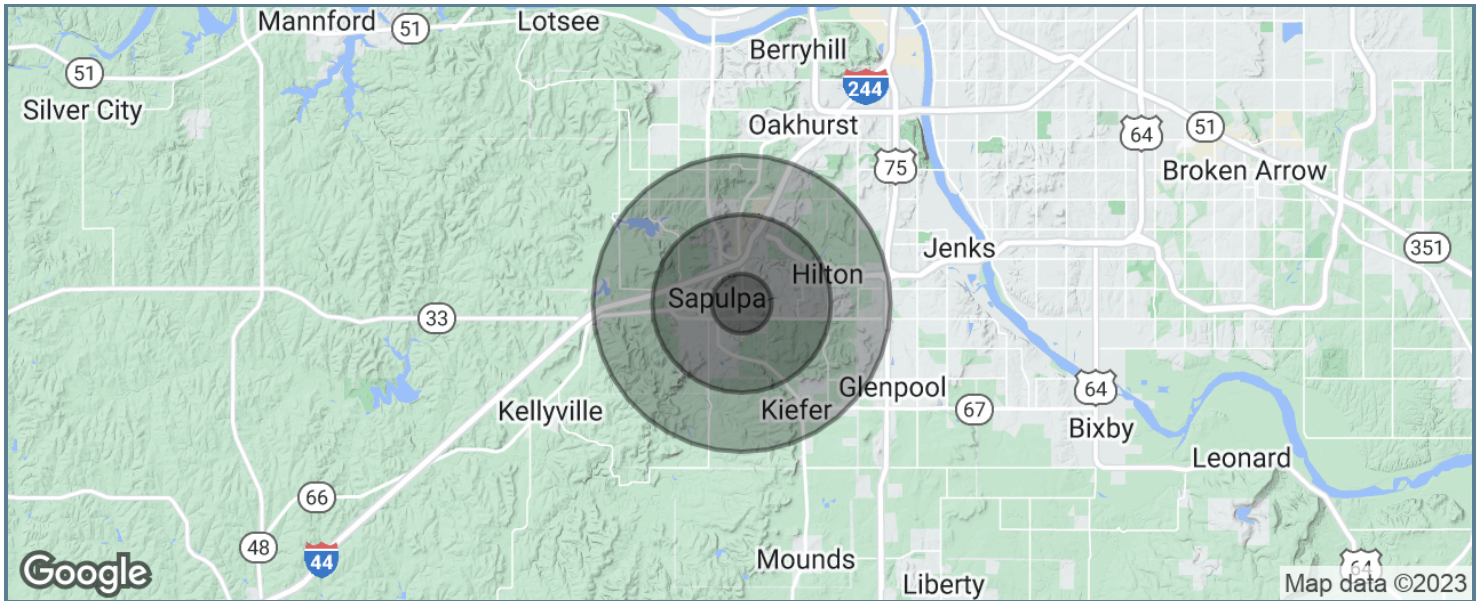
Map of Sapulpa, Oklahoma, showing medical facilities. A green star marks the intersection of S Mission St and E Lee Ave. Callout boxes point to various locations: Homestead Family Medical Clinic, Omni Medical Group, RML - Patient Service Center, Ascension Medical Group St. John Primary Care Sapulpa, Mission Street Medical Clinic, Axis HealthCare - Sapulpa, MedWise Urgent Care, Xpress Wellness Urgent Care - Sapulpa, Oklahoma Heart Institute Sapulpa, Sapulpa Indian Health Center, Ascension St. John Sapulpa, Utica Park Clinic - Sapulpa, and Access Medical Centers - Urgent Care. Major roads like U.S. Rt. 66 and U.S. Rt. 117 are highlighted in orange.

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## DEMOGRAPHICS MAP & REPORT



### POPULATION

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total population	5,283	19,423	34,696
Median age	37.0	40.2	39.9
Median age (Male)	32.4	37.8	38.1
Median age (Female)	40.8	43.1	42.1

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total households	2,218	8,171	14,215
# of persons per HH	2.4	2.4	2.4
Average HH income	\$49,271	\$59,672	\$69,420
Average house value	\$99,662	\$129,450	\$159,467

\* Demographic data derived from 2020 ACS - US Census

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# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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**Chat With a Leasing Agent Today**

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