

FOR SALE



1432 PIEDMONT
ROAD N.

1432 PIEDMONT ROAD N., PIEDMONT, OK 73078



BANTA
Property Group

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OFFERING SUMMARY

Sale Price:	\$970,000
Building Size:	9,000 SF
Lot Size:	2 Acres
Price / SF:	\$107.78
Cap Rate:	7.8%
NOI:	\$75,690

PROPERTY OVERVIEW

This property is a 9,000 square foot retail strip center that is 100% occupied. The property is on the main corridor in Piedmont and has historically been 100% occupied. The tenants in the property include a dry cleaners, computer repair shop, nail salon, gym and a local pizzeria.

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	33.33%	\$8.61	\$25,836	4/30/2028
-	Nail Salon	1,000 SF	11.11%	\$10.80	\$10,800	7/30/2026
-	Gym	4,000 SF	44.44%	\$12.00	\$48,000	7/31/2027
-	Pizzeria	800 SF	8.89%	\$21.00	\$16,800	8/36/2026
-	Snow Cone	200 SF	2.22%	\$9.75	\$1,950	MTM
TOTALS		9,000 SF	99.99%	\$62.16	\$103,386	
AVERAGES		1,800 SF	20%	\$12.43	\$20,677	

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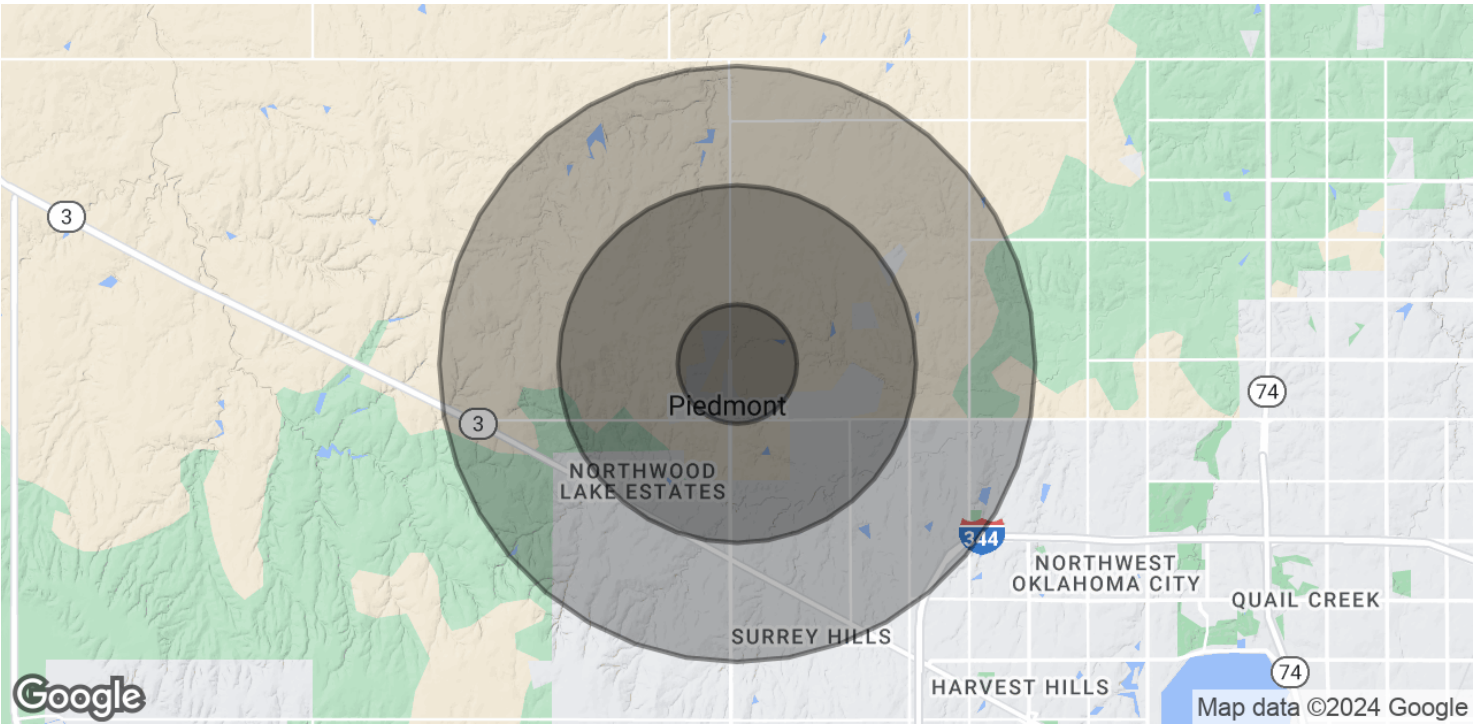
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,273	6,899	15,252
Average Age	39.5	38.1	36.8
Average Age (Male)	41.2	38.5	34.6
Average Age (Female)	36.7	35.9	35.8

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