

FOR SALE | Moore Professional Building

101 SE 4th street, Moore, OK 73160



Offering Summary

Sale Price:	\$1,000,000
Building Size:	8,084 SF
Available SF:	
Lot Size:	0.48 Acres
Number of Units:	8
Price / SF:	\$123.70
Cap Rate:	7.03%
NOI:	\$70,275
Year Built:	1984
Renovated:	2000
Zoning:	zoning district C6 - Central Business District

Property Overview

This 8,050 Sq.Ft. office building stays 100% leased. The building enjoys easy access to Interstate-35, and high visibility on SE 4th Street, with a traffic count of nearly 18,000 cars a day. The building is located on the South side of Old Moore, across the street from the Central Park Project. A park that encompasses 51 acres of trails, with an aquatic center, and an amphitheater. (See the attached link to the video on Central Park. You will see the subject property on the North end of the park.)

2020 SE 4th Street traffic count 17,557

Property Highlights

- 100% Leased (stays full)
- Below market rents
- Staggard lease terms
- High visibility
- High traffic count
- Abundant parking
- This is a value add opportunity

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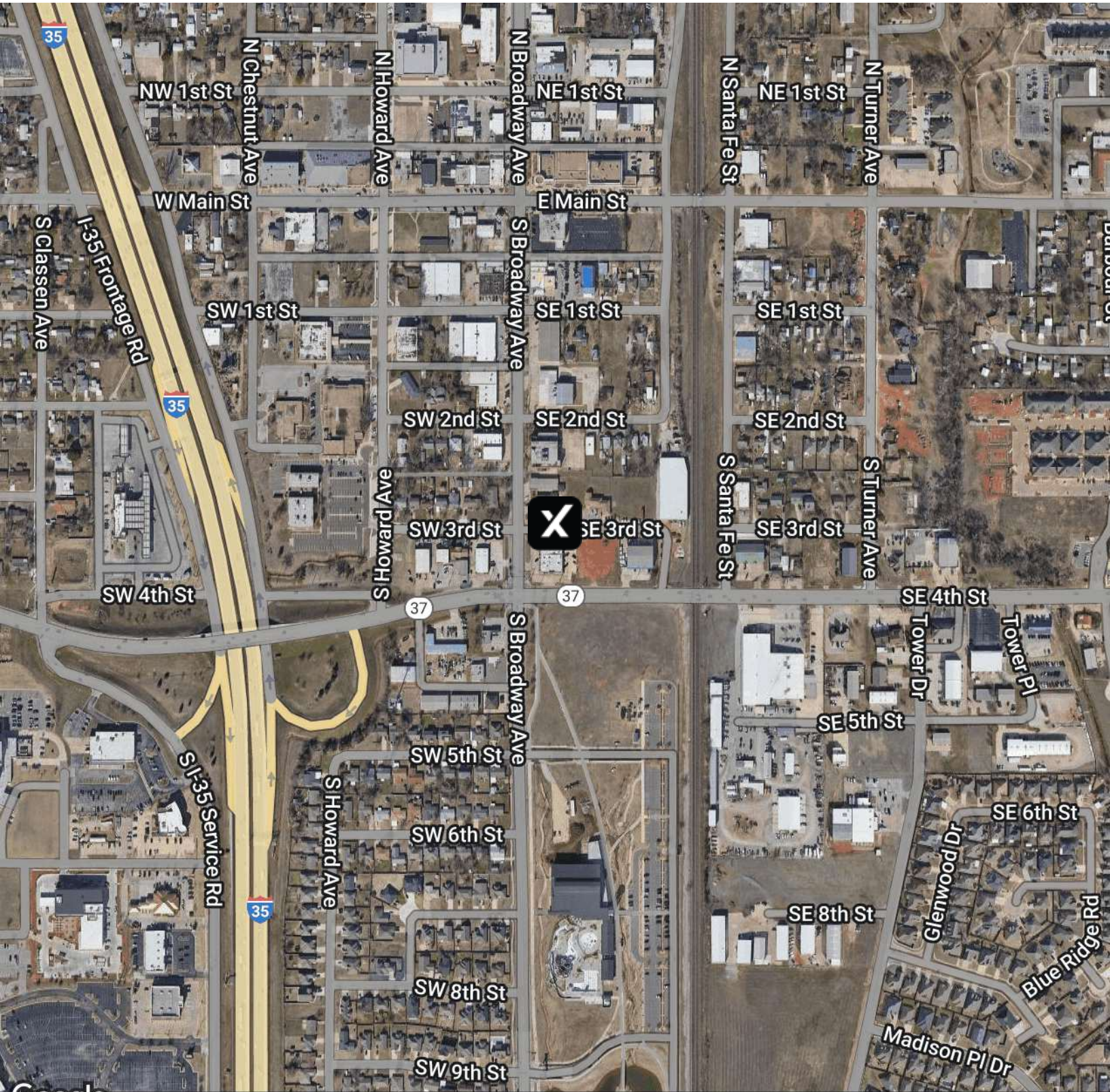
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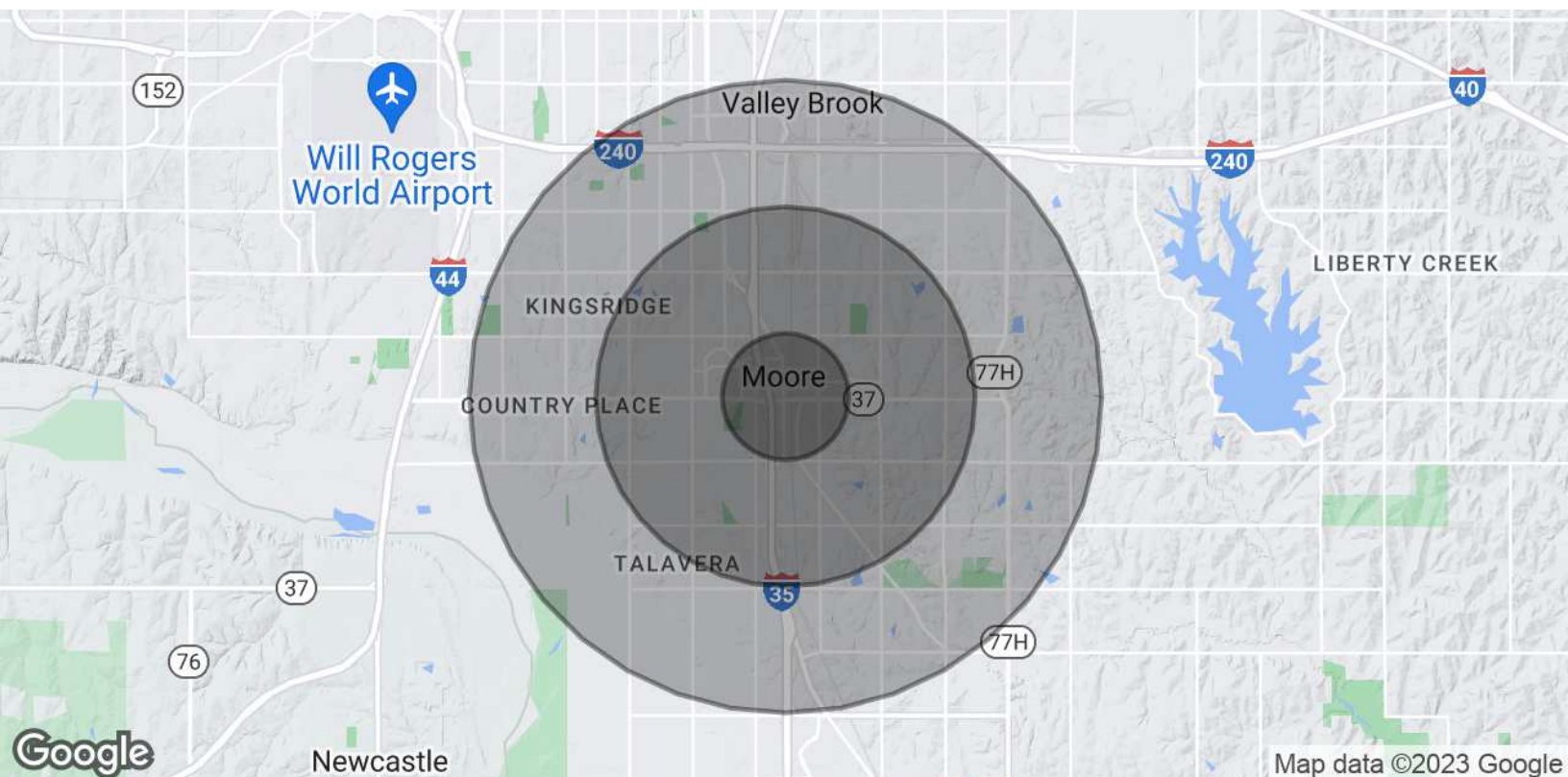
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Population	1 Mile	3 Miles	5 Miles
Total Population	10,357	68,869	128,729
Average Age	31.5	33.1	33.8
Average Age (Male)	30.7	32.2	32.9
Average Age (Female)	33.0	33.9	34.6
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,059	26,093	48,993
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$52,440	\$63,695	\$65,602
Average House Value	\$117,457	\$134,830	\$146,469

* Demographic data derived from 2020 ACS - US Census

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