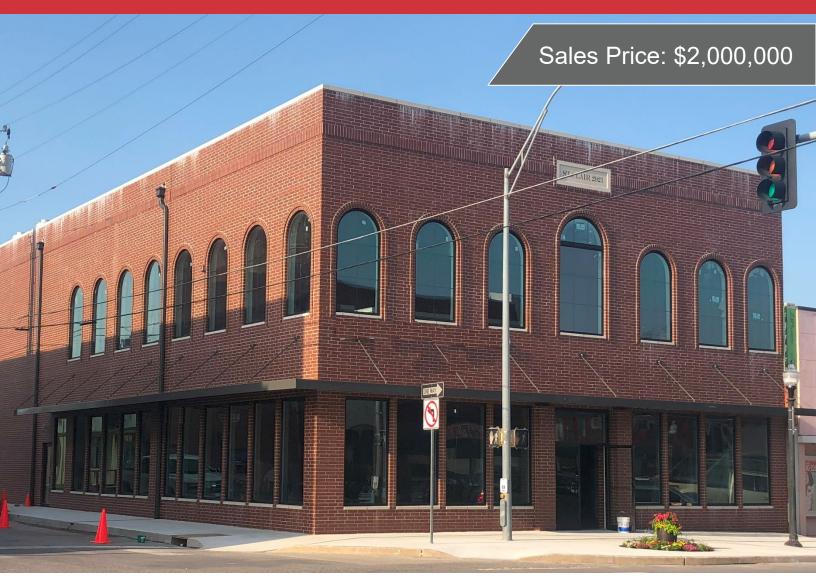
Investment Property For Sale



127 W. Main Street

Ardmore, Oklahoma 73401

PROPERTY HIGHLIGHTS

- Tenant: Epic Charter Schools
- Single Tenant Net Lease
- Rare Double Digit Cap Rate: 10%
- NOI: \$200,000

LOCATION HIGHLIGHTS

Located in Downtown Ardmore

TOTAL SF	10,000 SF MOL
BUILT	2020
ZONED	Commercial

Samuel Dunham +1 405 207 7286 samuel@naisullivangroup.com Frank Sheehy +1 405 921 6689 frank@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

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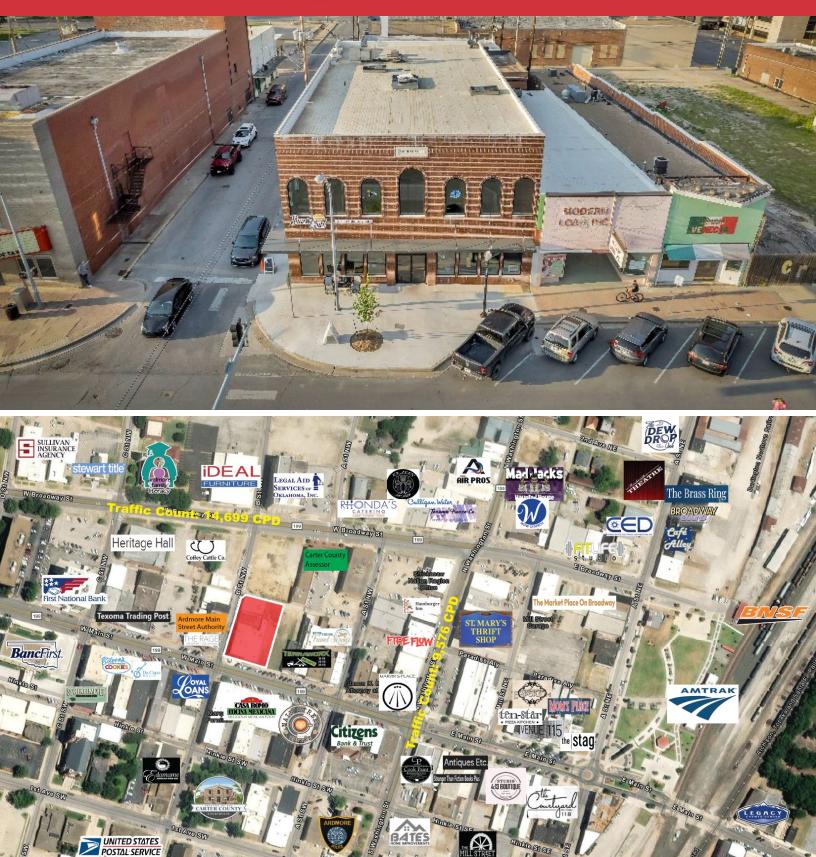
Population	1 Mile:	3 Miles:	5 Miles:
	8,209	23,434	28,120
Average Household	1 Mile:	3 Miles:	5 Miles:
Income	\$47,703	\$61,567	\$64,648
Total Households	1 Mile:	3 Miles:	5 Miles:
	3,192	9,415	11,232

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ABOUT ARDMORE, OKLAHOMA







Labor Force within 35 minutes



Minutes from both Oklahoma City and Dallas metro areas 2017 Cost-of-Living Score

ABOUT THE TENANT: EPIC CHARTER SCHOOLS

Founded in 2011, Epic Charter Schools is Oklahoma's largest public virtual charter school – and among the largest of its kind in the U.S. – serving approximately 30,000 students from PreK-12th grade in all 77 counties statewide.

Epic is authorized by the Oklahoma Statewide Virtual Charter School Board and fully accredited by the Oklahoma State Department of Education and Cognia.



Epic provides Oklahoma students and families with a modern, tuition-free, online learning experience with one-on-one instruction from an Oklahoma-certified teacher, supplemented by in-person support as needed.

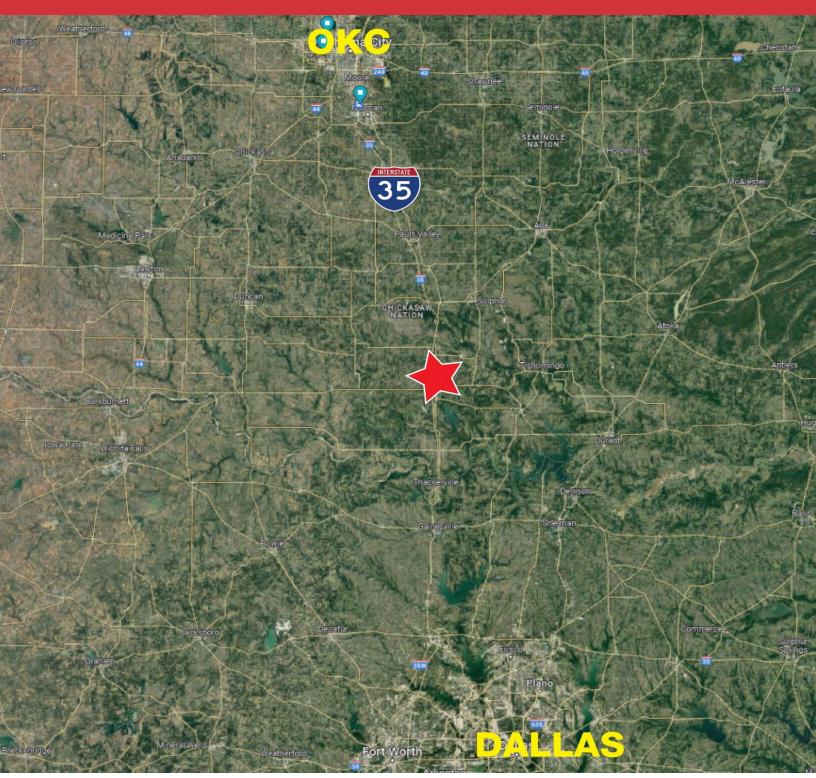
Epic offers each enrolled student a \$1,000 "Learning Fund" credit that can be used to purchase core and supplemental curricula, educational technology and extracurricular activities.

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