

Sales Price: \$2,000,000



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

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

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ABOUT ARDMORE, OKLAHOMA



60

Minutes from both Oklahoma City and Dallas metro areas



90.1

2017 Cost-of-Living Score



73,385

Labor Force within 35 minutes



\$48,200

Average Earnings per Job

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.



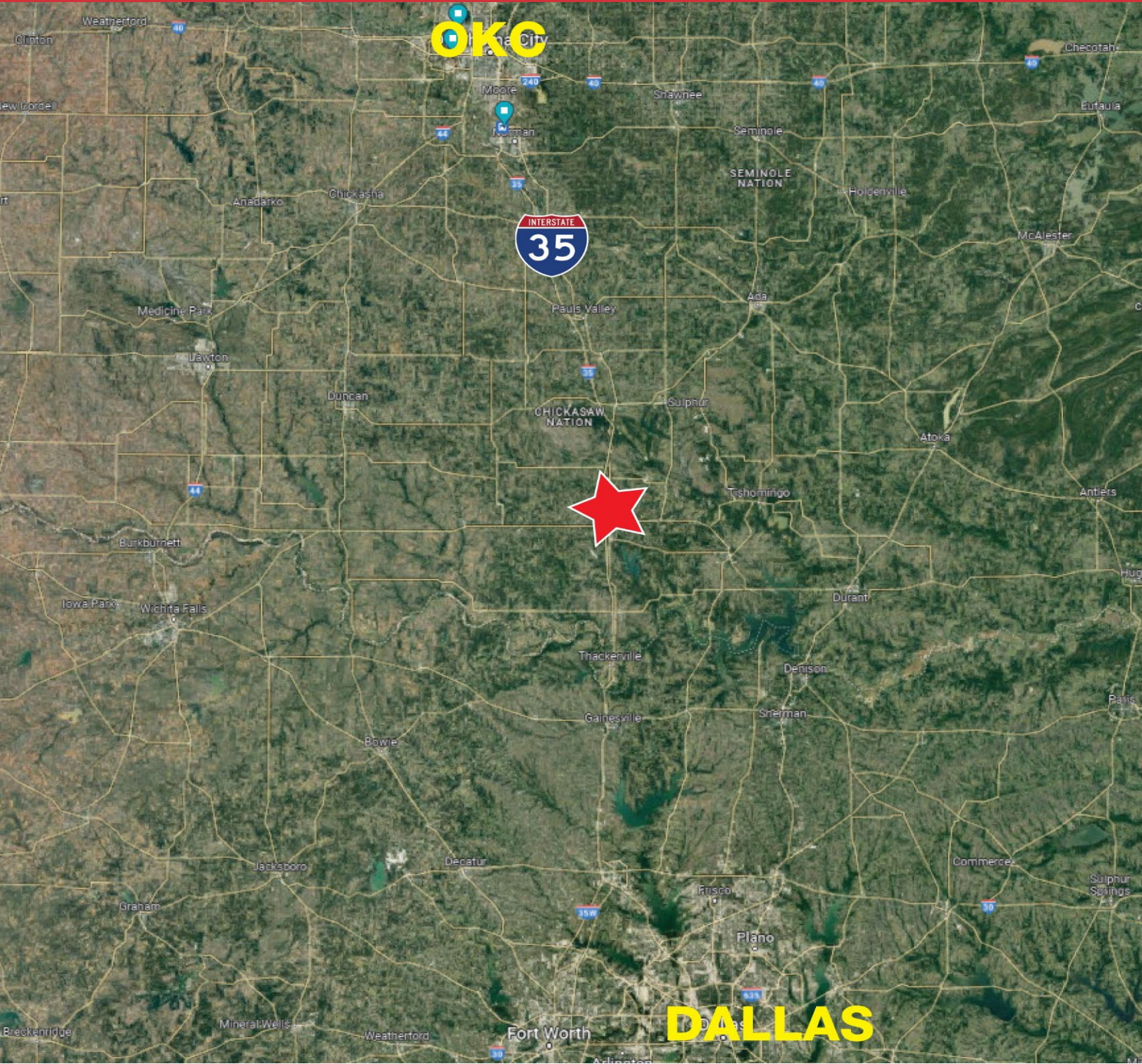
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