

800 S.W. 44<sup>TH</sup> STREET  
OKLAHOMA CITY, OK 73109

Ace Hardware Investment For Sale

Sales Price: \$2,163,333

Cap Rate: 6%

NAIRED

COMMERCIAL  
REAL ESTATE



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## PROPERTY HIGHLIGHTS

- 20,000 SF
- Rare Corporate Guarantee Ace Hardware
- Strong Rent to Sales Ratio

## LOCATION HIGHLIGHTS

- Dense Trade Area with 5 Mile Radius Population of 210,095
- Large Retail Redevelopment Underway Across the Street
- Large Regional Hospital on the N.W. Corner of the Intersection

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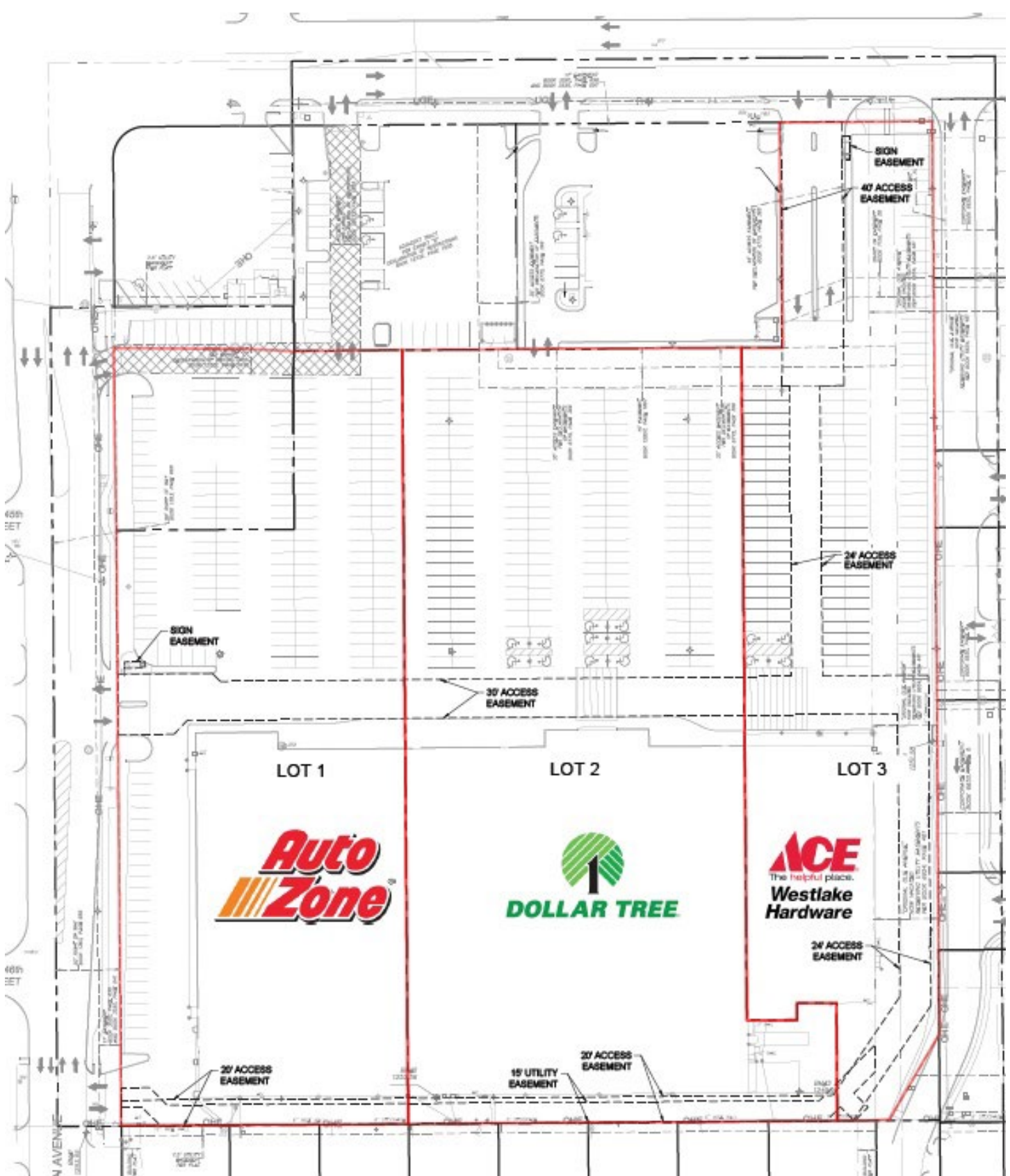
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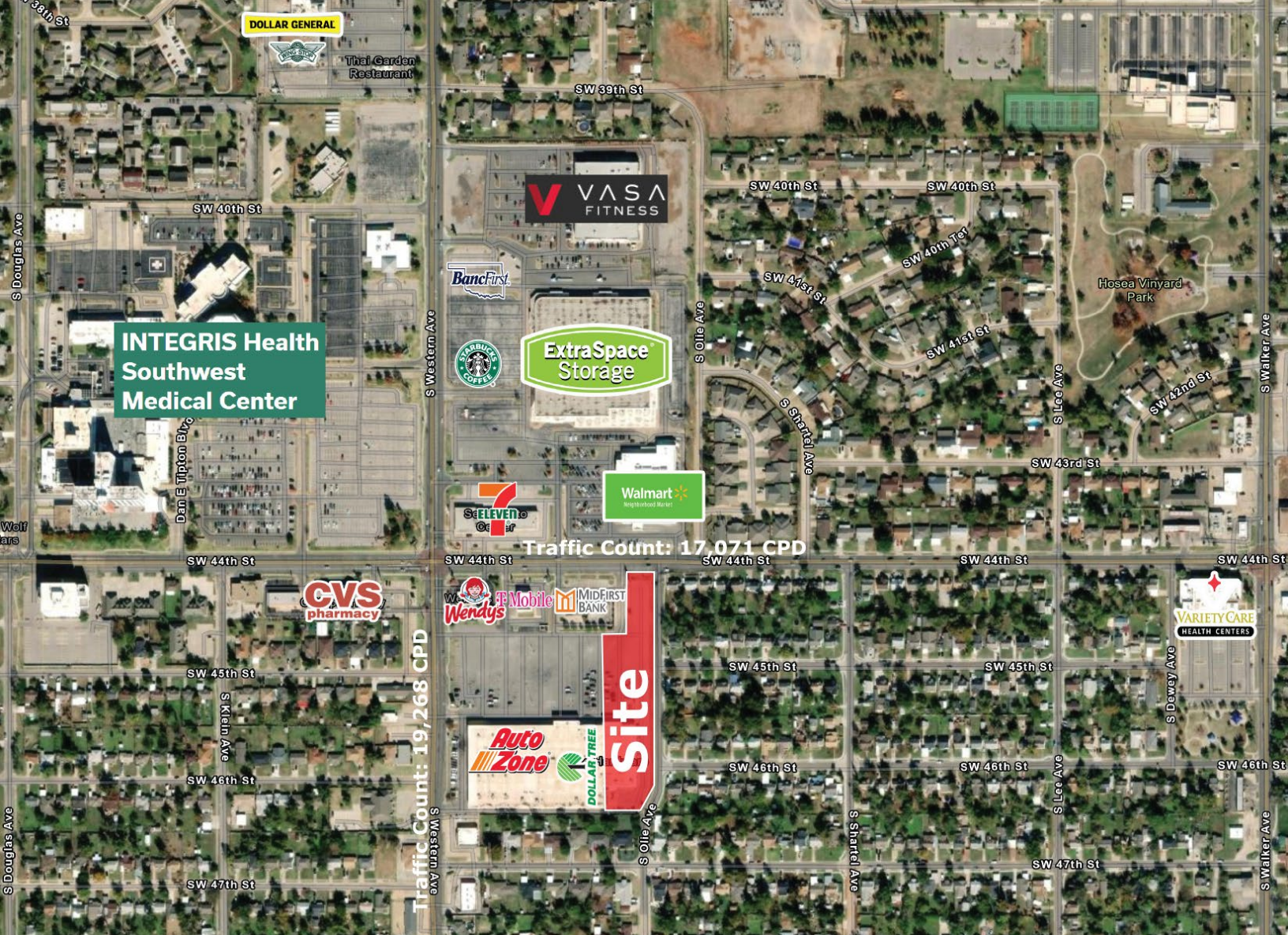
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	17,942	110,120	210,095
AVERAGE HOUSEHOLD INCOME	\$47,277	\$49,934	\$60,704
TOTAL HOUSEHOLDS	6,258	38,395	79,645

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