

NNN INVESTMENT OPPORTUNITY

DO NOT DISTURB TENANT -1800 MERIDIAN AVENUE OKC, OK 73108



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**Sale Price**  
\$3,100,000

## FROSTED MUG BAR AND GRILL

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### PROPERTY DESCRIPTION

Located at 1800 S Meridian Ave in Oklahoma City, OK, The Frosted Mug Bar and Grill presents a highly desirable NNN investment opportunity. The property is strategically located at the intersection of SW 15th and S Meridian and offers excellent visibility and exposure along the bustling S Meridian corridor. The building is 6,344 square feet, situated on a 1.72-acre lot, and includes ample parking.

Operating successfully for over 12 years, The Frosted Mug Bar and Grill boasts a solid track record of success. With an annual rent of \$192,000 and option term rental increases of 12%, this investment promises attractive returns and the potential for further growth.

The lease structure is NNN, placing the responsibility for structural maintenance, roof repairs, parking lot upkeep, HVAC, and plumbing on the tenant. This arrangement ensures minimal management obligations for the investor, offering a truly hassle-free investment opportunity.

The Frosted Mug Bar and Grill has demonstrated its profitability, with impressive revenue exceeding \$3 million in 2023, with expansion planned for the local market. This established success serves as a testament to the viability and enduring appeal of this thriving establishment.

### PROPERTY HIGHLIGHTS

- Building Size: 6,344 square feet
- Lot Size: 1.72 acres
- Lease Type: NNN (Triple Net Lease) with 7+ years left on initial term
- Annual Rent: \$192,000
- Lease Structure: Option term rental increases of 12%
- Revenue: Revenue exceeding \$2 million in 2022

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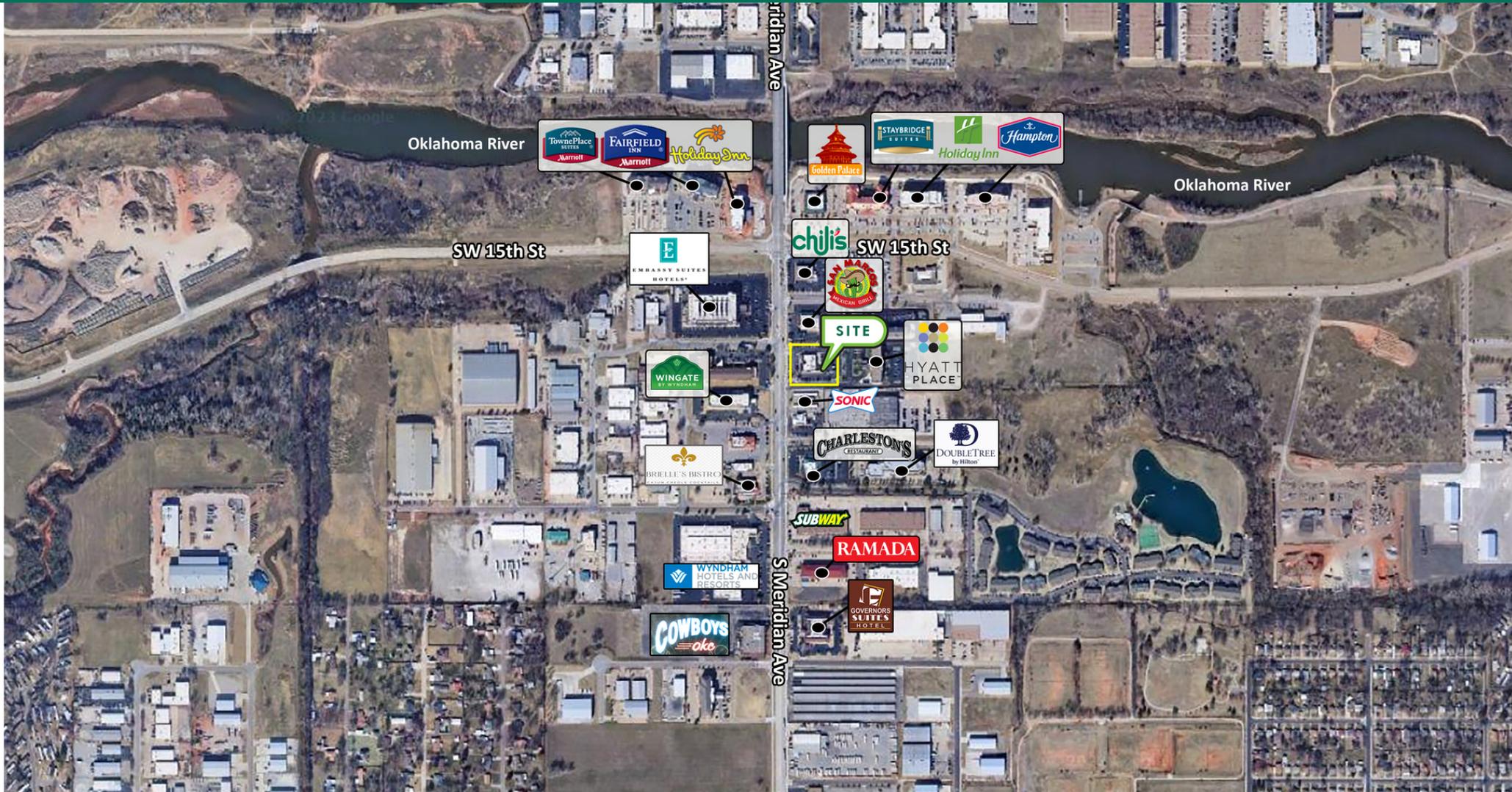
### OFFERING SUMMARY

<b>Sale Price:</b>	\$3,100,000
<b>Lot Size:</b>	1.72 Acres
<b>Building Size:</b>	6,344 SF
<b>NOI:</b>	\$192,000.00
<b>Cap Rate:</b>	6.19%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	149	458	1,487
<b>Total Population</b>	319	962	3,115

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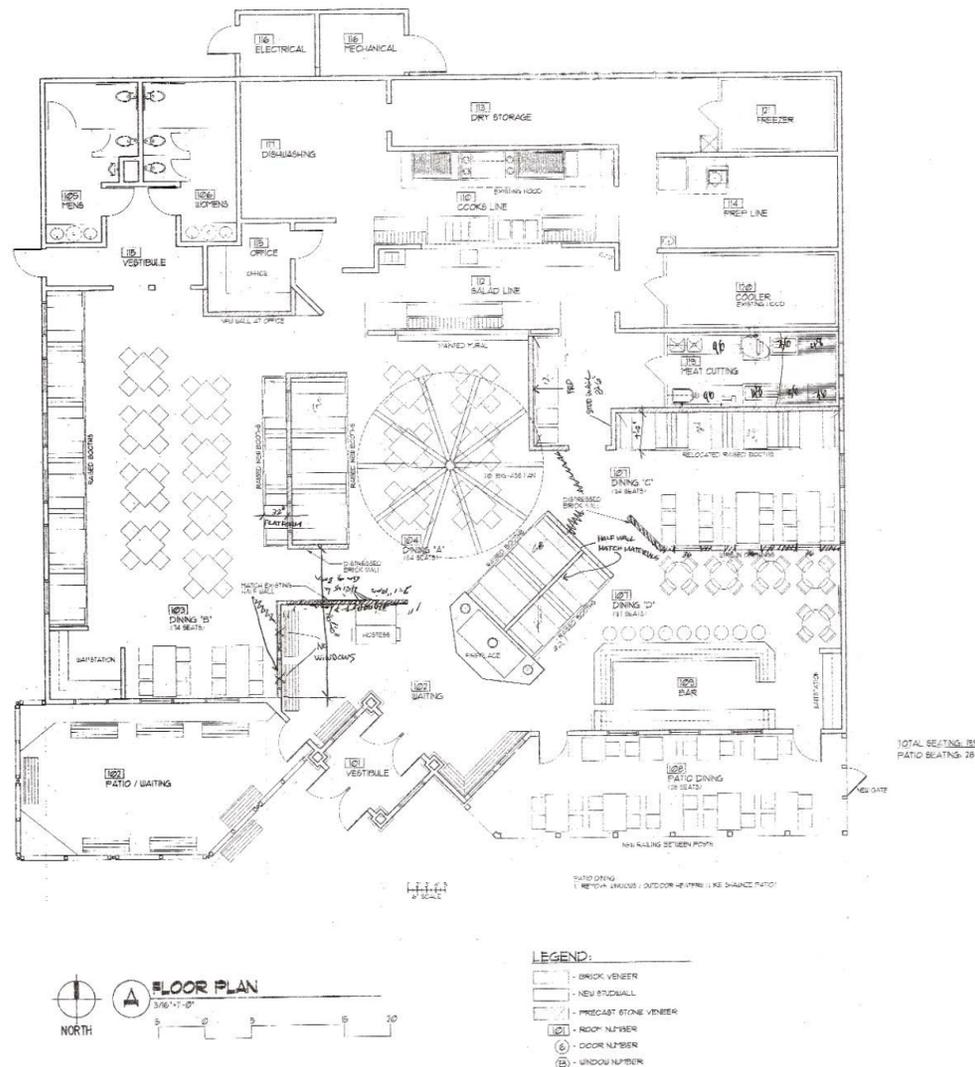
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	319	962	3,115
Average Age	32.4	32.9	33.4
Average Age (Male)	27.3	27.5	27.7
Average Age (Female)	39.5	40.2	40.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	149	458	1,487
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$58,951	\$59,094	\$58,562
Average House Value	\$57,527	\$57,721	\$58,240

\* Demographic data derived from 2020 ACS - US Census

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