

FREESTANDING BUILDING

809 S AIR DEPOT BLVD, MIDWEST CITY, OK 73110



**ROSHA WOOD**

Retail Specialist

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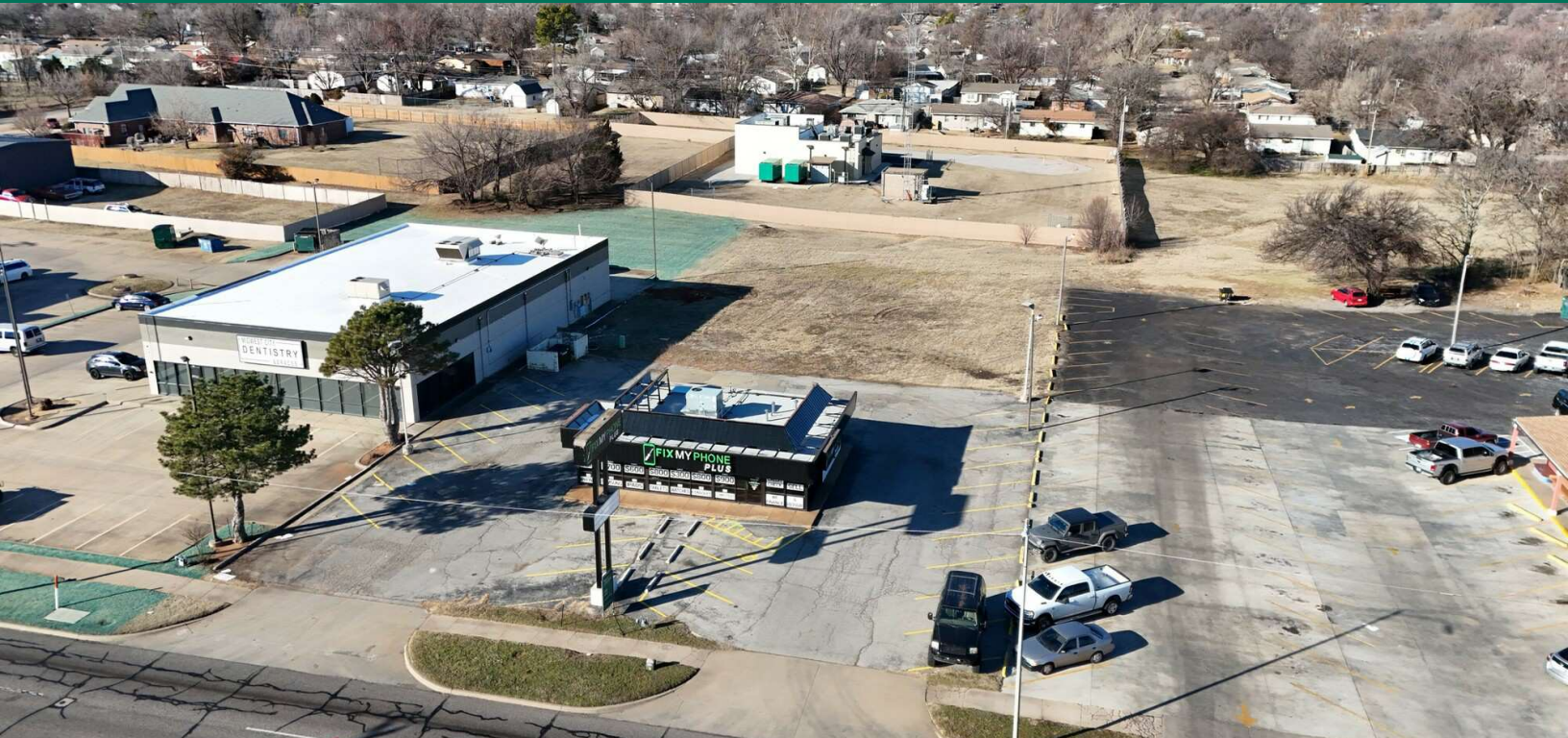
O: 405.239.1219 C: 405.902.8181

**Sale Price**

**\$800,000**

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### PROPERTY DESCRIPTION

Investment Property Description: Oklahoma City - Fix My Phone Plus Regional Tenant

This prime investment property is strategically located in a bustling area of Oklahoma City, perfectly positioned to capitalize on the growing demand for mobile device repair services. Currently occupied by a regional tenant, Fix My Phone Plus, this property offers a stable income stream and long-term growth potential.

#### Conclusion:

This investment property in Oklahoma City, anchored by a regional Fix My Phone Plus franchise, presents a unique opportunity for investors seeking a stable, income-generating asset in a growing market. Don't miss the chance to add this property to your portfolio and benefit from its promising future!

### OFFERING SUMMARY

<b>Sale Price:</b>	\$800,000
<b>Lot Size:</b>	0.5 Acres
<b>Building Size:</b>	1,248 SF

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### PROPERTY HIGHLIGHTS

- Fix My Phone, a reputable and established brand in the mobile device repair industry, known for its reliable and high-quality services.
- Currently under an attractive lease agreement, with options for renewal, providing security for your investment. 10 year NNN lease term. Approximately 1,248 square feet, accommodating a functional layout that includes a customer service area, repair stations, and storage.
- Situated in a high-traffic commercial district, surrounded by complementary businesses and residential neighborhoods, ensuring a steady flow of customers.
- Accessibility: Easy access to major highways and public transportation, enhancing visibility and convenience for customers.
- Ample parking available for both customers and employees, promoting ease of access.
- Well-maintained property with recent updates to infrastructure, ensuring minimal immediate capital expenditures.
- Oklahoma City is experiencing growth in the tech and service sectors, making this property an excellent long-term investment opportunity.
- Investment Highlights:
  - Strong Cash Flow: Consistent rental income from a reliable tenant with a proven track record.
  - Growth Potential: The surrounding area is undergoing development, which may increase foot traffic and demand for services.
  - Low Vacancy Risk: The mobile repair industry continues to thrive, with a focus on convenience and customer service, ensuring a low likelihood of vacancy.

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### **Overview:**

Fix My Phone Plus is a franchise model focused on providing high-quality mobile device repair services, including smartphones, tablets, and other electronic devices. The business model is designed to capitalize on the increasing reliance on mobile technology and the growing demand for quick, affordable repair services.

### **Key Components of the Business Model:**

#### 1. Service Offerings:

- Screen repairs
- Battery replacements
- Water damage restoration
- Software troubleshooting and updates
- Accessory sales (cases, chargers, etc.)
- Trade-in programs for old devices

#### 2. Customer Experience:

- Quick turnaround times, often with same-day service
- Friendly and knowledgeable staff trained in the latest repair techniques
- High-quality parts and tools used for repairs, ensuring durability and reliability
- Warranty on repairs to build customer trust and satisfaction

#### 3. Marketing Strategy:

- Local advertising through social media, Google Ads, and community events
- Partnerships with local businesses for cross-promotions
- Loyalty programs to encourage repeat customers
- Engaging with customer feedback to continuously improve services

#### 4. Operational Efficiency:

- Streamlined processes for intake, repair, and customer service
- Inventory management systems to track parts and accessories
- Training programs for staff to ensure skill development and service consistency

#### 5. Franchise Support:

- Comprehensive training for franchisees, covering operations, marketing, and customer service
- Ongoing support from the corporate team to help franchisees navigate challenges.
- Access to a centralized supply chain for parts and materials.

### **Locations:**

Fix My Phone Plus has expanded its presence in various regions, with locations typically situated in high-traffic areas.

## FIX MY PHONE PLUS LOCATIONS



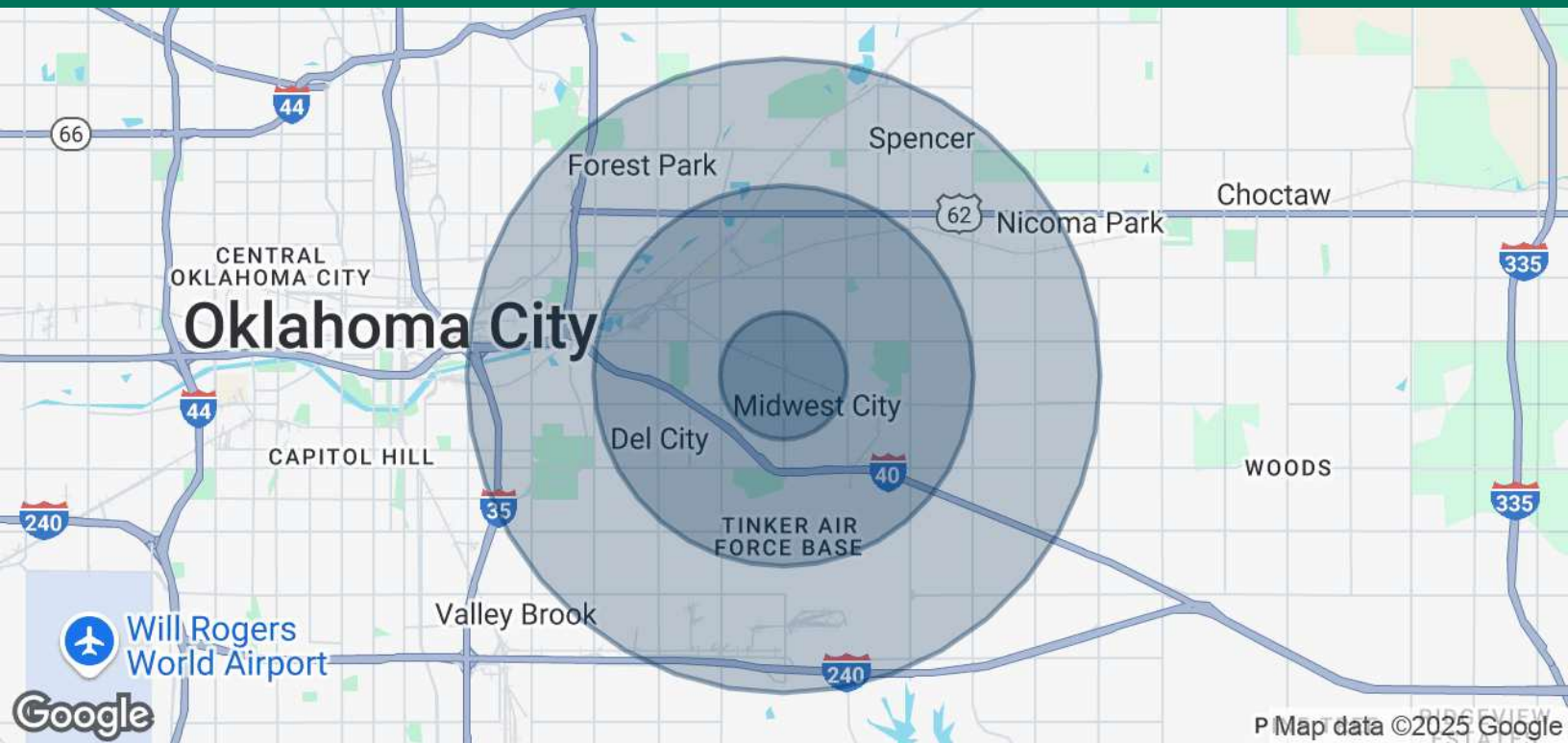
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,792	64,643	119,501
Average Age (Male)	41.5	35.5	35.2
Average Age (Female)	35.5	38.4	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,731	28,650	52,240
Average HH Income	\$53,191	\$51,685	\$52,655
Average House Value	\$100,429	\$101,283	\$106,305

\* Demographic data derived from 2020 ACS - US Census

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