

OLYMPIA PLAZA SHOPPING CENTER

Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,250,000
Cap Rate:	9.66%
Cash-On-Cash:	17.29%
NOI:	\$217,374
Building Size:	34,640
Lot Size:	2.5 Acres
Year Built:	1996
Renovated:	1998
Zoning:	"C-3" Community Commercial District
Market:	Oklahoma City Metro
Submarket:	Northwest
Price / SF:	\$64.95

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PROPERTY OVERVIEW

Olympia Plaza is anchored by Dynamo Gymnastics and TRU YOU Fitness who occupies 72.5% of the center. The property is 100% leased located near Hefner and Rockwell, a booming retail intersection in northwest Oklahoma City. Olympia Plaza is surround by the following retailers: MidFirst Bank, Jimmy's Egg, Great Clips, Deaconess Physicians, Walgreens, Subway, Taco Bell and Bank of Oklahoma.

LOCATION OVERVIEW

The center is located on the south side of Hefner Road with approximately 221 feet of frontage. Located just west of the intersection of W. Hefner Road and Rockwell Ave., the center is near traffic of 19,000 cars per day.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,064	29,708	52,183
Total Population	12,049	72,505	125,631
Average HH Income	\$80,712	\$74,849	\$74,773

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Additional Photos



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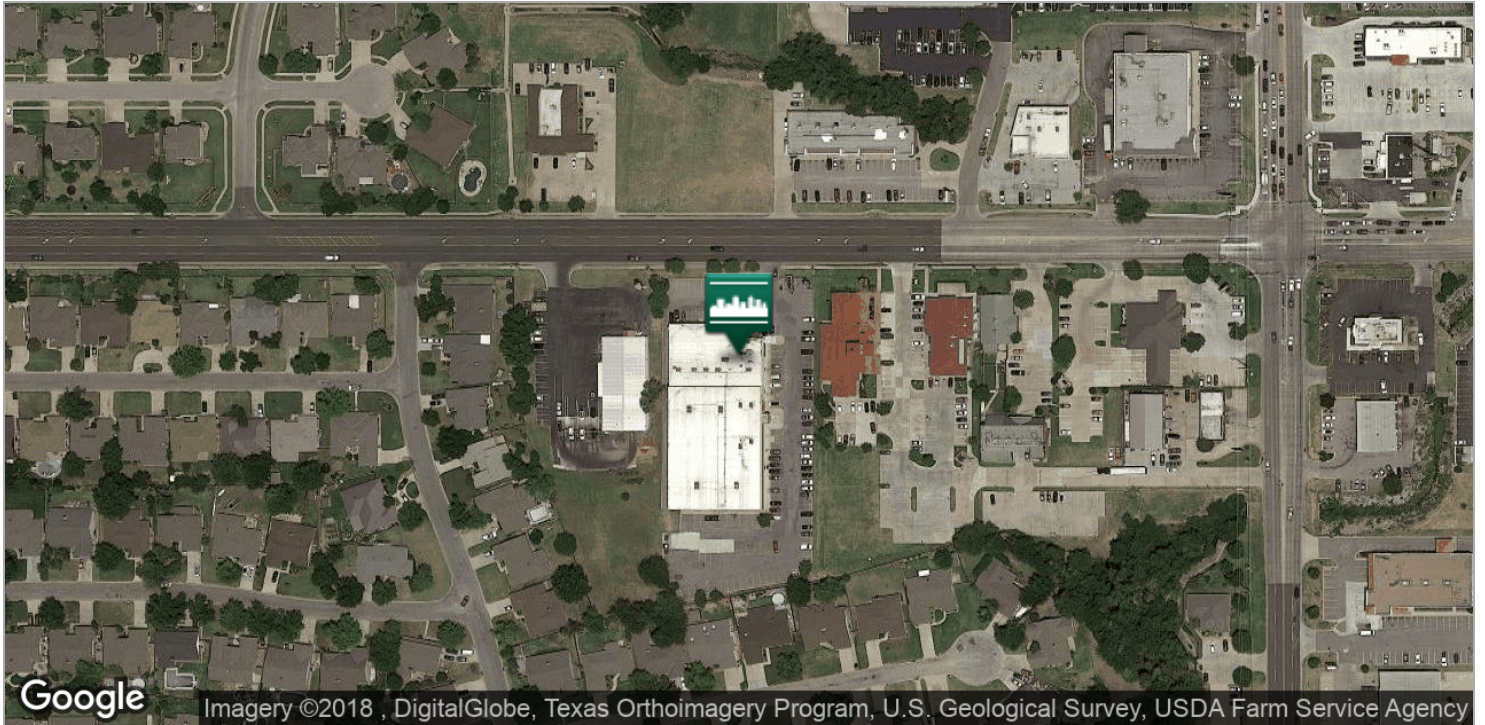
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Location Maps



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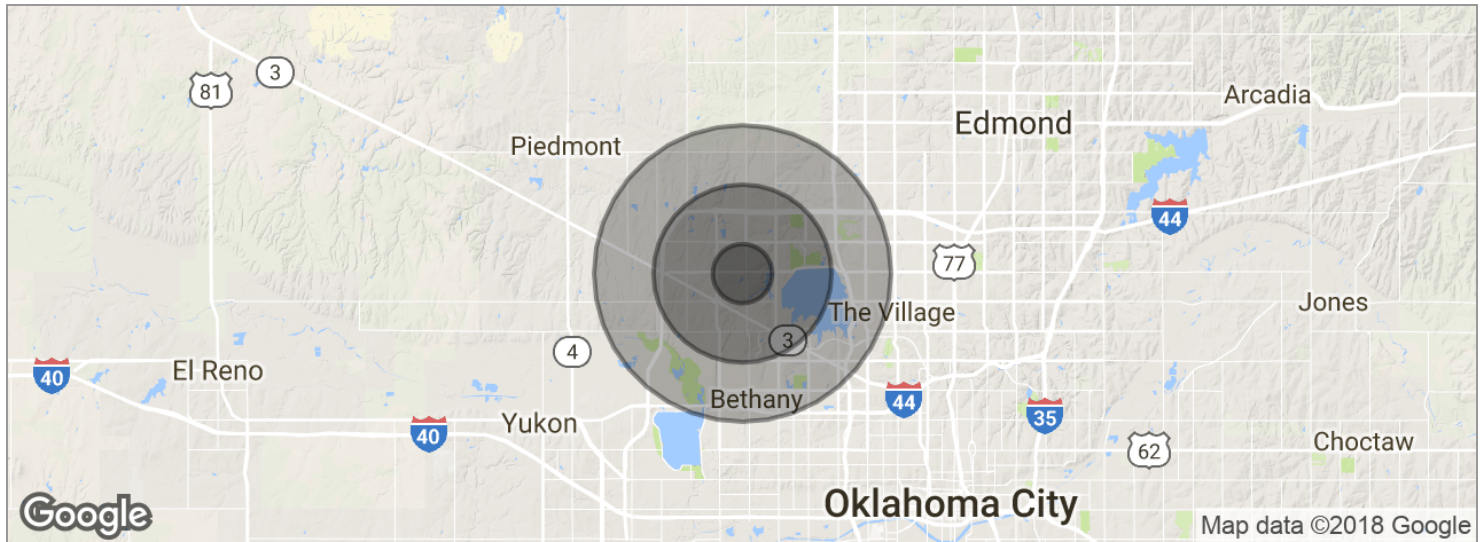
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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
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Total population	12,049	72,505	125,631
Median age	43.2	38.0	38.4
Median age (male)	37.6	36.0	37.1
Median age (Female)	45.7	39.2	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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Total households	5,064	29,708	52,183
# of persons per HH	2.4	2.4	2.4
Average HH income	\$80,712	\$74,849	\$74,773
Average house value	\$164,954	\$187,669	\$174,996

* Demographic data derived from 2010 US Census

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