



11820 N I-35 SERVICE RD OKLAHOMA CITY, OK 73131



RETAIL INVESTMENT GROUP, LLC
8255 E RAINTREE DR SUITE 100, SCOTTSDALE, AZ 85260
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ERIC C. FLESKE, CCIM
Broker of Record



PROPERTY INFORMATION

Address:	11820 N I-35 Service Rd, Oklahoma City, OK 73131
Sale Price:	\$6,300,000
Sale Type:	Business Included
Building Size:	50,000 SF
Land Area:	1.79 AC
Rooms:	72
Market	Oklahoma City
Price/SF	\$126.00

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

INVESTMENT HIGHLIGHTS

- Indoor Heated Pool
- Modern Fitness Center
- Business Center with 850 sq ft Meeting Room
- 24 Hour Convenience Center
- Complimentary Breakfast
- Free Wifi
- Expedia 4.9/5 Rating
- ±12 Miles to Downtown Oklahoma City
- A constant top 5 on TripAdvisor out of 163 hotels
- 1 Mile from Frontier City Theme Park
- 6 Miles from Oklahoma City Zoo & Botanical Garden
- Below Replacement Cost





LOCATION OVERVIEW

Oklahoma City is the capital and the largest city in the state of Oklahoma. Currently the city ranks 27th among the United States in population. The city is located along the I-35 corridor which is one of the primary travel corridors South into the neighboring states of Texas and Mexico, or North to Wichita and Kansas City.

Oklahoma City works with various economic development sectors to promote the expansion of existing businesses and through recruiting new business into the city. With this economic expansion, the city plans to create jobs and jobs incentive to further grow the economy along with promoting community development.

The current MSA population is 1.2 Million with a lower unemployment rate than national average and a high population growth rate each year.

The city boasts clean air, low crime, easy commutes, friendly people, new and renovated schools, an award winning and family favorite Zoo and hands on Science Museum. The city also supports fresh farmers markets, trendy local coffees shops, dynamic arts and music scenes, strong entrepreneurship and more than 300 days of sunshine per year.

Oklahoma City, lying in the Great Plains region, features one of the largest livestock markets in the world. Oil, natural gas, petroleum products and related industries are the largest sector of the local economy. The city is situated in the middle of an active oil field and oil derricks dot the capitol grounds. Besides its exposure to the energy sector, OKC also boasts strong activity within the information technology, services, and governmental administration sectors.





Google



POPULATION	3 MILES	5 MILES	10 MILES
2018	17,994	54,117	386,791
2023	18,760	56,878	408,276



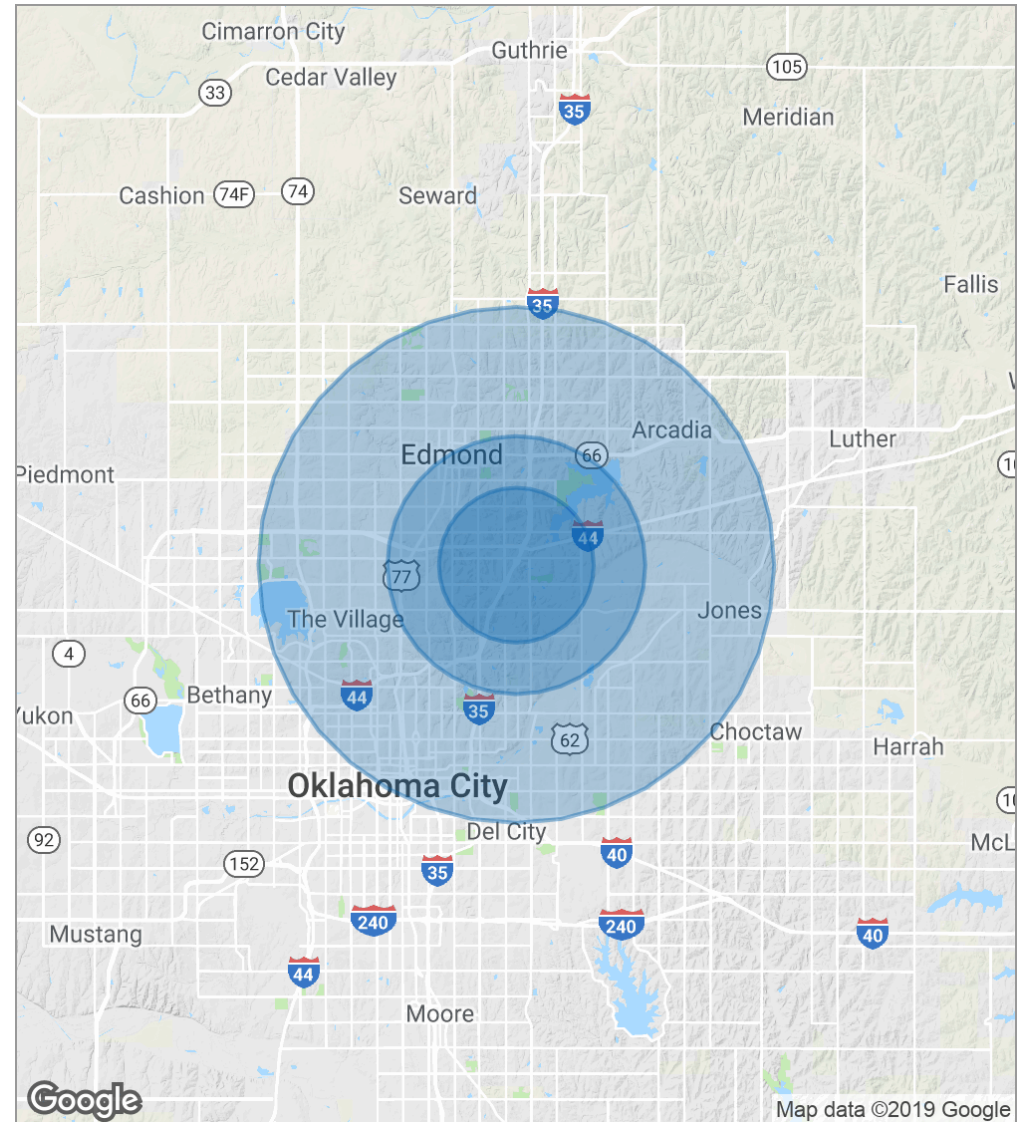
INCOME	3 MILES	5 MILES	10 MILES
2018	\$127,381	\$92,248	\$72,268



HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2018	5,660	20,722	141,019
AVG HH VALUE	\$309,414	\$218,717	\$203,337



TRAFFIC	NE 122 ST	N I-35 SERVICE RD
VPD 2018	4,000	78,000





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