

FOR SALE— *Priced Reduced*

Mustang Trade Center

Highway 152 & Mustang Rd., Mustang, Oklahoma



PROPERTY INFORMATION

Purchase Price: \$2,425,000

Base Income: \$237,405
 Reimbursable
 Income: \$36,290
 Operating Expense: \$50,760
 NOI: \$222,696
 CAP Rate: 9.20%
 Price per Sq. Ft. \$67.60
 Building Size: 35,875 SF
 Year Built: 1984/2008
 Occupancy: 100%

TRADE AREA DEMOGRAPHICS

1 Mile
 POPULATION: 8,131
 HOUSEHOLDS: 3,105
 AVE. INCOME: \$60,687

3 Mile
 POPULATION: 17,564
 HOUSEHOLDS: 6,458
 AVE. INCOME: \$71,354

5 Mile
 POPULATION: 39,027
 HOUSEHOLDS: 13,974
 AVE. INCOME: \$75,683

FOR MORE INFORMATION, CONTACT:

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 Jeremy Foraker jforaker@lrcr.com

405.231.5700



The information above is believed to be accurate and reliable but is not warranted and may change without notice. Land Run Commercial Real Estate Advisors, LLC makes no guarantees, warranties or representations about the property and recommends tenants independent investigation as to the accuracy thereof.

Land Run Commercial Real Estate
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