

Retail Strip Center For Sale

30,455 SF & 5.16 Acres MOL

Sales Price: \$1,600,000



Sunnylane Plaza 4304-4428 S.E. 44th Street

Oklahoma City, Oklahoma 73135

PROPERTY HIGHLIGHTS

- 100% Occupied
- Cap Rate: 9.1%
- Additional 12.000 SF Also Available
- New HVAC Units in 2013

Full Packet Available with Confidentiality Agreement

TOTAL SF	30,455 SF MOL
LAND IN ACRES	5.16 MOL
ZONING	C-3
GENERAL USE	Retail

www.naisullivangroup.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

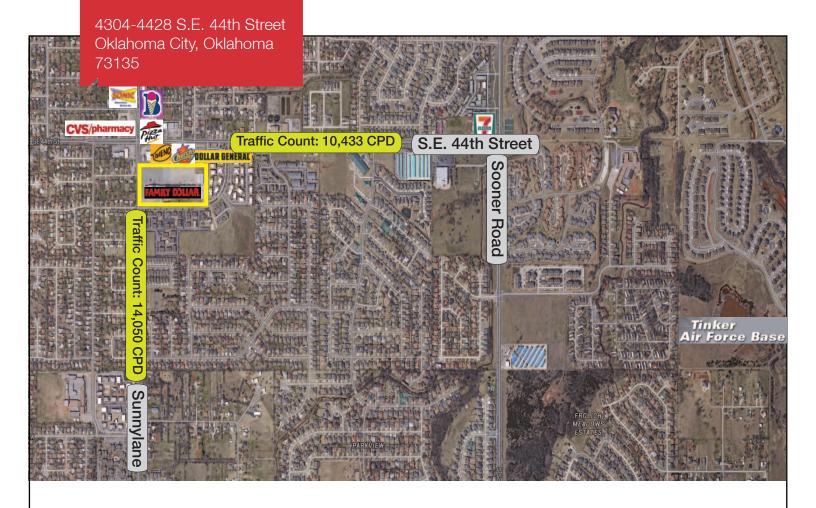
For more information:

David Hartnack

Sam Swanson

David's Cell: 1 405 761 8955 Sam's Cell: 1 405 208 2046 davidh@naisullivangroup.com sam@naisullivangroup.com

4045 N.W. 64th Street, Suite 340 Oklahoma City, Oklahoma 73116 Office: 1 405 840 0600 Fax: 1 405 840 0610



DEMOGRAPHICS

Population		
1 Mile : 16.193	3 Mile: 56,615	5 Mile: 134,354
Average Household Income		
1 Mile : \$49,282	3 Mile: \$47,767	5 Mile: \$46,061
Total Households		
1 Mile: 6,228	3 Mile: 21,592	5 Mile: 52,375

LOCATION HIGHLIGHTS

- 2 Miles from Tinker Air Force Base
- 2 Miles from I-240

For more information:

David Hartnack Sam Swanson

David's Cell: 1 405 761 8955 Sam's Cell: 1 405 208 2046 davidh@naisullivangroup.com sam@naisullivangroup.com



www.naisullivangroup.com

4045 N.W. 64th Street, Suite 340 Oklahoma City, Oklahoma 73116

Office: 1 405 840 0600 Fax: 1 405 840 0610