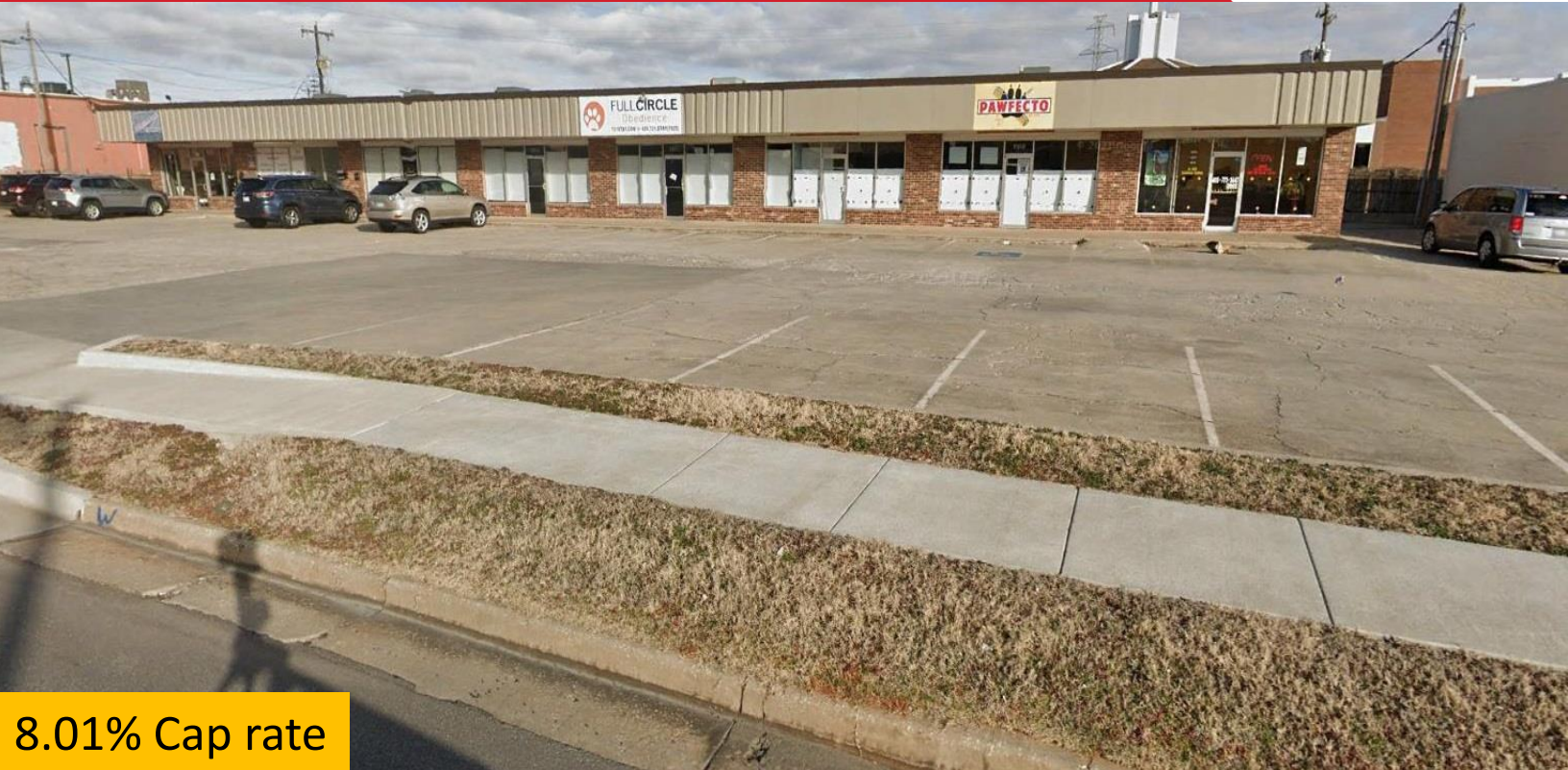


# BROOKHAVEN WEST PLAZA

7817 NW 94<sup>th</sup> Street.  
Oklahoma City, Oklahoma 73162



## PROPERTY SUMMARY



8.01% Cap rate

## OFFERING SUMMARY

Sales Price:	\$474,000
Cap Rate:	8.01%
# of tenants:	5
NOI:	\$38,112
Building Size:	6,800 sf
Lot Size:	27,000 sf
Tear Built:	1982
Market::	Oklahoma City
Zoning:	"C-2" General Commercial Zoning
Occupancy:	100%
Roof:	TPO 4 yrs. +/-
Price / SF	\$71.91

## PROPERTY OVERVIEW:

Brookhaven West Center is a one story retail center consisting of 6,800 SF, divided into 8 units with 5 tenants and is 100% occupied. The Property was built in 1982 and is a mix of retail and quality service shops all with staggered lease expiration dates. There is upside income through three mtm leases whose tenants have all been at the center for 6-17 years. The tenant base is very stable. The roof is a TPO and is approx. 4 years old with some newer HVAC units. Great entry pricing point.

## DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
<u>Households</u>	11,651	29,762	66,711
<u>Population</u>	27,758	73,187	158,866
<u>Ang. HH Income</u>	70,060	77,580	76,783



### CONTACT:

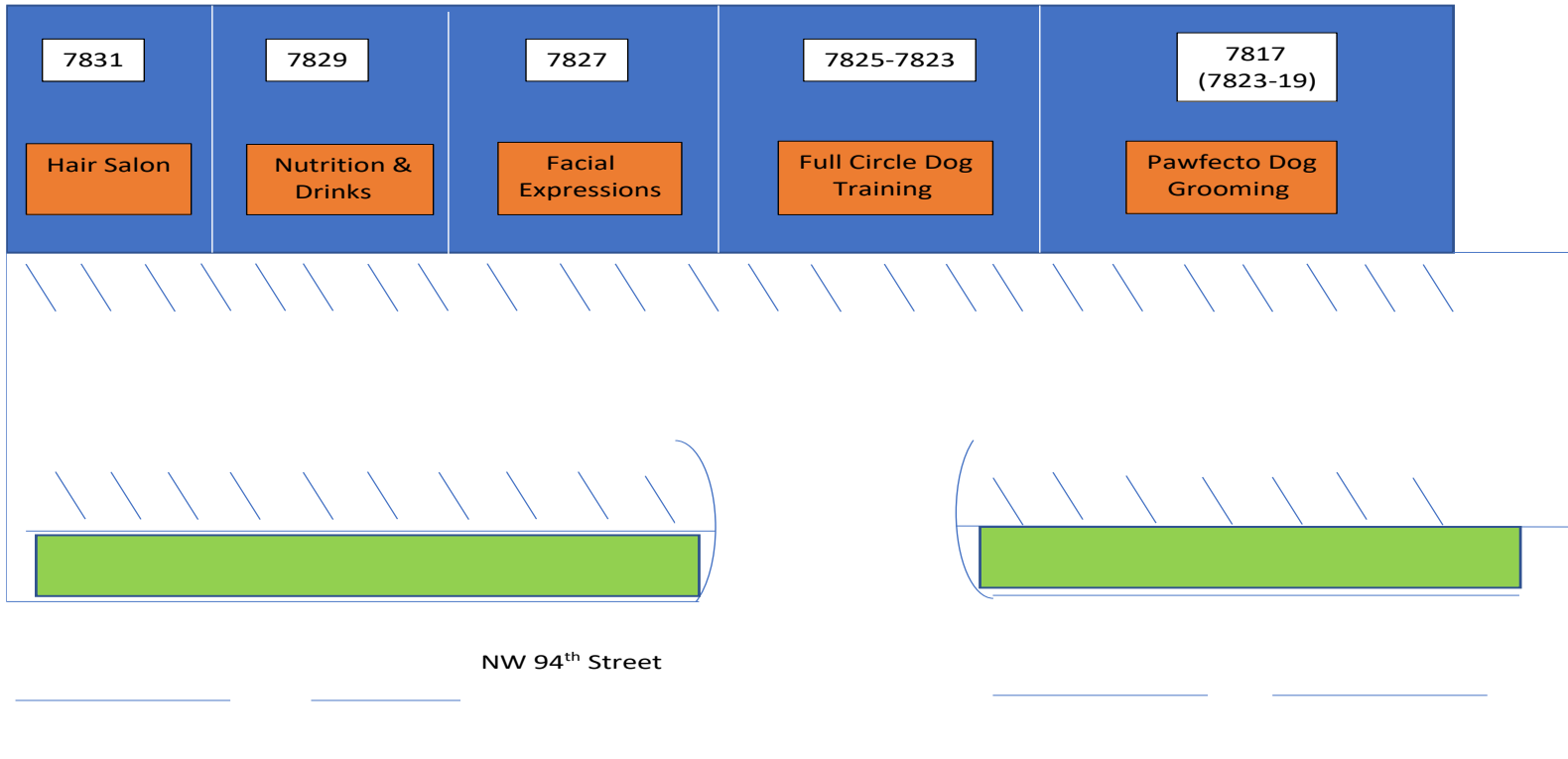
SCOTT HEIPLE, CCIM | OWNER – MANAGING BROKER  
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# Brookhaven West Plaza

## Location Map & Site Plan



### BROOKHAVEN WEST PLAZA



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