

800 SW 44th
Street
Oklahoma City, OK
73109

Ace Hardware
Investment For Sale
\$2,163,333
Cap Rate: 6%



HAVE QUESTIONS?
405.840.0600
NAISULLIVANGROUP.COM

David Hartnack
405.761.8955
DAVIDH@NAISULLIVANGROUP.COM

Sam Swanson
405.476.9199
SAM@NAISULLIVANGROUP.COM

NAI Sullivan Group

Samuel Dunham
405.207.7286
SAMUEL@NAISULLIVANGROUP.COM



- **20,000 SF**
- Rare Corporate Guarantee Ace Hardware
- Strong Rent to Sales Ratio
- Dense Trade Area with 5 Mile Radius Population of 210,095
- Large Retail Redevelopment Underway Across the Street
- Large Regional Hospital on the N.W. Corner of the Intersection

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	1 MILE	3 MILE	5 MILE
POPULATION	17,942	110,120	210,095
AVERAGE HOUSEHOLD INCOME	\$47,277	\$49,934	\$60,704
TOTAL HOUSEHOLDS	6,258	38,395	79,645

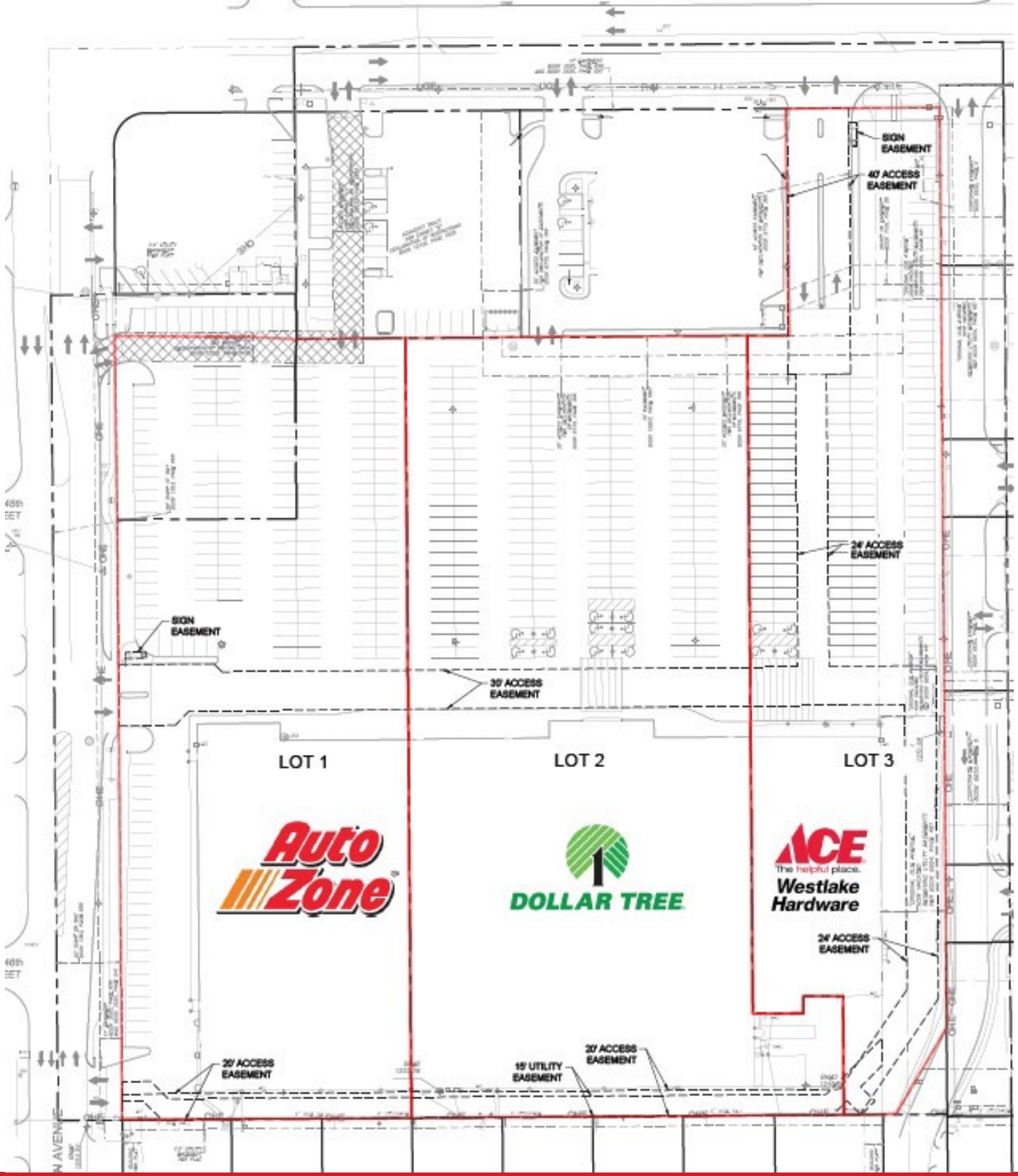
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