

NNN Investment Sale

PIZZA 9

1309 S Meridian, Oklahoma City, OK



Newmark Grubb
Levy Strange Beffort

For more
information
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MORE INFORMATION
AVAILABLE ONLINE:
www.ngkfok.com



PROPERTY DETAILS

Sale Price	\$499,500
Cap Rate	6.97%
Building Size	3,304 SF
Land Size	0.574 Acres
Year Built	1979
Remodeled	2016

2016 Taxes (Tenant Paid)	\$5,671
2016 Insurance (Tenant Paid)	\$3,471

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Oklahoma City Office
204 N. Robinson, Suite 700, Oklahoma City, OK 73102

Tulsa Office
2021 S. Lewis, Suite 410, Tulsa, OK 74104

Online
www.ngkfok.com

OVERVIEW

Now offering the NNN leased investment of Pizza 9 in Oklahoma City, Oklahoma. The property is located in the Hospitality District of Oklahoma City on the heavily trafficked Meridian Avenue corridor. With its proximity to Downtown Oklahoma City, Will Rogers World Airport, and Interstate 40, the area is known for having one of the largest concentrations of hotels in the Midwest. The submarket serves as a regional hub for retail with Westgate Marketplace (over 1M sf), and the Outlet Shoppes of Oklahoma City (over 1M sf) serving as anchors to the submarket. The property was originally built as an Arby's and was completely remodeled for Pizza 9 in 2016. The lease has 6 years remaining with rent escalations and minimal landlord responsibilities.

PROPERTY HIGHLIGHTS

	One Mile	Three Mile	Five Mile
Population	14,323	86,702	213,010
Avg. Household Income	\$43,069	\$49,801	\$53,965
Daytime Employees	4,674	62,054	193,752