



# EMBREE GROUP

## NATIONAL DEVELOPERS

### *Hibdon Tires Plus Investment Opportunity*

13405 N Pennsylvania Avenue • Oklahoma City, Oklahoma 73120



#### **Located in the Quail Springs Mall Trade Area**

- Price: \$ 2,565,000
- Cap Rate: 7.75% of Adjusted Annual Rent
- Building: 9,116 sf
- Lot Size: +/- 57,482 sf
- Lease Term: Fifteen (15) Years
- Occupancy: September 2009

Part of Lifestyle Center  
Including Tenant Anchors:  
Lowe's, Barnes & Noble, Old  
Navy, Michael's, Ross and  
Office Depot

- Zoned C3 Commercial
- Great Interstate Visibility
- All Utilities Available

For More Information, Contact:

**ROCKY HARDIN**

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# About Oklahoma City:

Oklahoma City is the most populous city in the state of Oklahoma and the 29th largest city in the United States, and the MSA is the 47th largest metropolitan area in the United States. According to Census 2000, Oklahoma City's population was 506,132 while the Oklahoma City MSA population was 1,083,346.

The Oklahoma City MSA now covers more than 4,000 square miles in area, and includes seven counties: Oklahoma, Canadian, Cleveland, Grady, Lincoln, Logan and McClain. Oklahoma City is intersected by interstate highways and toll roads making access to downtown and outlying trade areas easy for most residents of the seven county MSA. I-44 connects east-bound traffic from I-40, and from I-35 on the east side to effectively funnel consumers directly into the vital and growing Quail Springs trade area.

Walmart, Lowes, Barnes & Noble, Old Navy, Michael's, Ross and Office Depot having a presence for more than five years, along with numerous



## Lease Summary

<b>Tenant:</b>	Morgan Tire & Auto, Inc.
<b>Guarantor:</b>	Bridgestone Retail Operations, LLC
<b>Property Address:</b>	13405 N. Pennsylvania Ave Oklahoma City, Oklahoma 73120
<b>Lease Term:</b>	Fifteen (15) years
<b>Schedule of Rents:</b>	Years 1 - 5: \$ 198,743 Years 6 - 10: \$ 211,164 Years 11 - 15: \$ 224,362
<b>Options:</b>	Four (4) - 5 Year
<b>Increases:</b>	6.25% Every Five (5) Years
<b>Taxes &amp; Insurance:</b>	By Tenant
<b>Repairs:</b>	Landlord responsible for Roof & Structure. Tenant responsible for all repairs and maintenance.



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