

EXECUTIVE SUMMARY

NEWY SHOPPING CENTER

4805 SE 29th St., Del City, OK 73115



OFFERING SUMMARY

Available SF: 750 - 4,450 SF

Lease Rate: \$1,000 - 3,000 per month (MG; Gross)

Lot Size: 2.0 Acres

Year Built: 1978

Building Size: 5,250 SF

Zoning: Community Commercial (C-3)

PROPERTY OVERVIEW

Retail property in Del City for lease.

PROPERTY HIGHLIGHTS

- Located 1/4 mile from Tinker AFB
- Roof replaced on Building 2 in 2017
- SE 29th St. frontage
- Flexible lease terms



ADEPT Commercial Real Estate, LLC
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AVAILABLE SPACES

NEWY SHOPPING CENTER

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LEASE TYPE | MG; Gross **TOTAL SPACE** | 750 - 4,450 SF **LEASE TERM** | 36 months **CAM & TAX** | \$1,000 - \$3,000 per month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4989 SE 29th St.	Available	1,200 SF	Modified Gross	\$1,000 per month
4805-4817 SE 29th St.	Available	4,000 SF	Modified Gross	\$3,000 per month
4825 SE 29th St.	Available	750 SF	Modified Gross	Negotiable
4833-4837 SE 29th St.	Available	2,625 SF	Gross	Negotiable
4849 SE 29th St	Available	4,450 SF	Gross	Negotiable

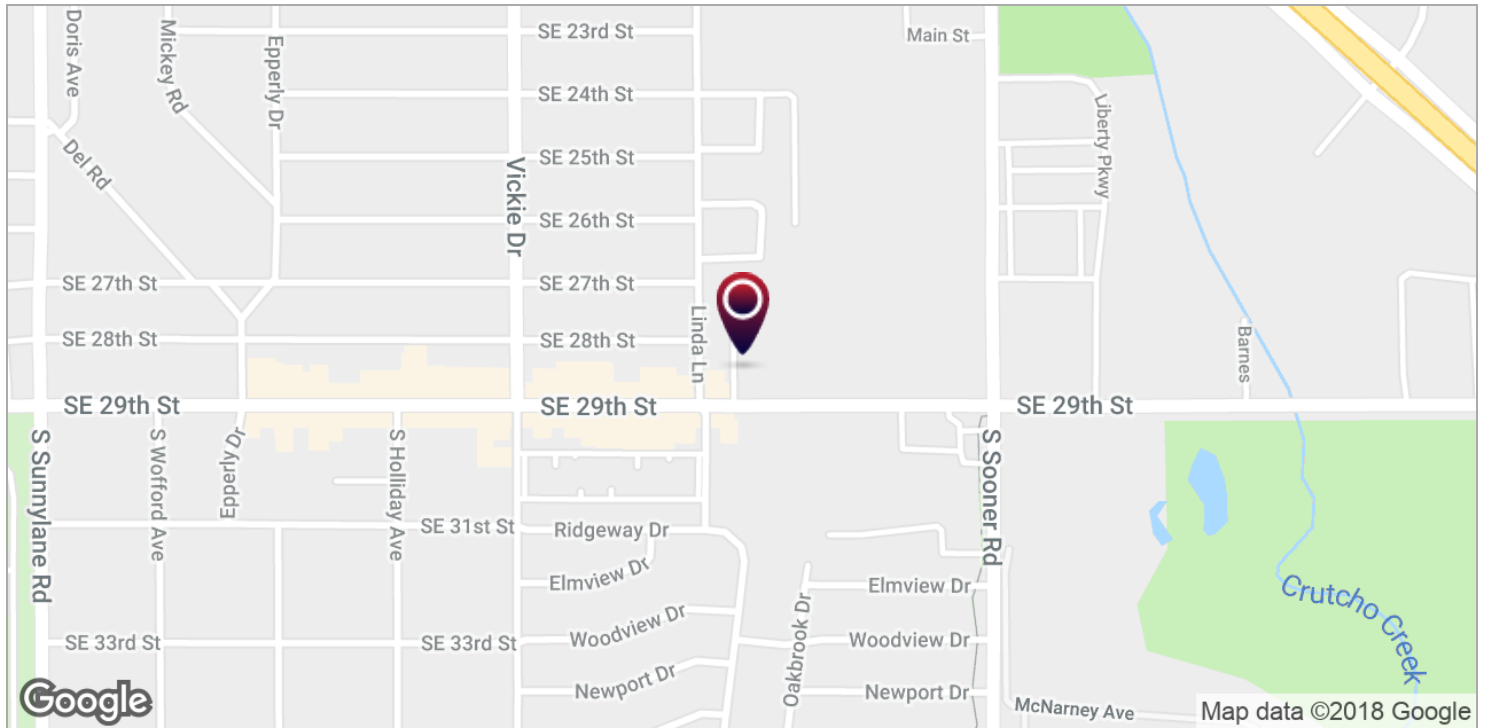


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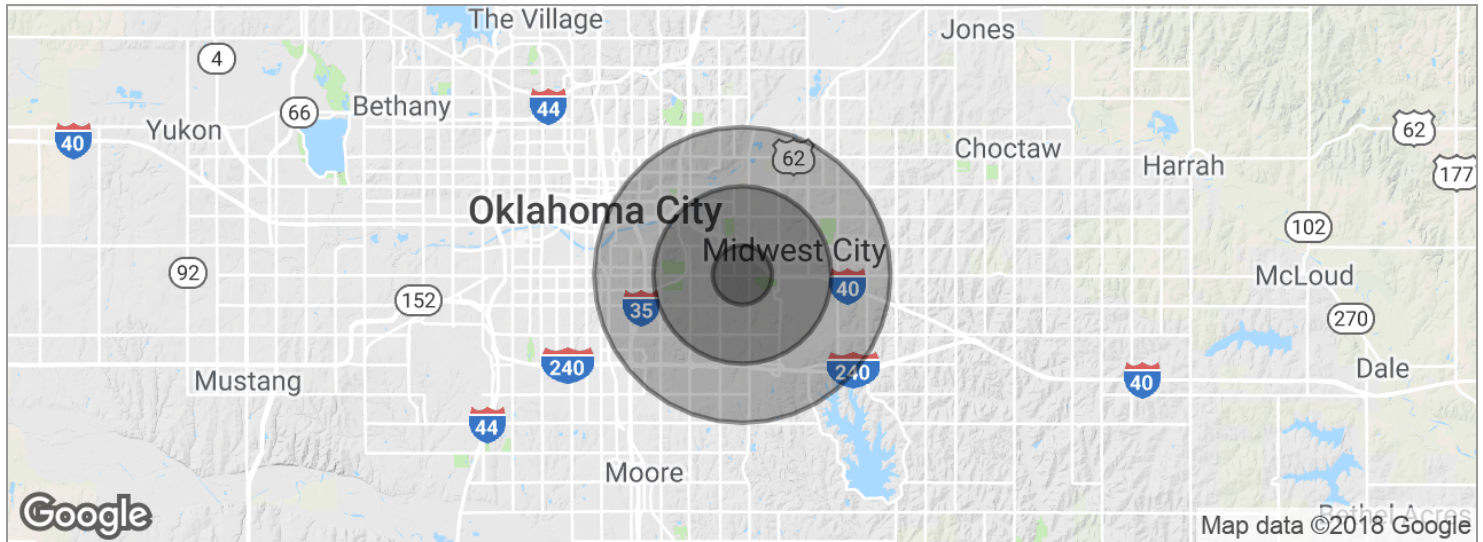


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,783	63,807	123,631
Median age	34.3	32.4	32.6
Median age (Male)	33.2	30.9	31.6
Median age (Female)	35.6	33.9	33.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,556	25,061	48,178
# of persons per HH	2.5	2.5	2.6
Average HH income	\$46,342	\$49,301	\$46,837
Average house value	\$71,469	\$82,918	\$91,508

* Demographic data derived from 2010 US Census



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ANDREW HWANG, ESQ

Partner



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PROFESSIONAL BACKGROUND

Andrew Hwang serves as the Co-Founder and Managing Partner for ADEPT Commercial Real Estate and is an Of Counsel Real Estate Attorney with Riggs, Abney, Neal, Turpen, Orbison & Lewis. Prior to co-founding ADEPT, he was an Advisor for SVN Land Run and a recipient of the SVN Achiever Award. Andrew is a real estate professional with nine years of experience in commercial real estate investments, brokerage, and development. He is married to his wife, Sophia, and together, they have two young boys named Andrew Jr. and Ezekiel.

Recent Transactions:

Central Plaza Student Housing - \$6.8M
LSB Chemicals Corporate Office (3 properties) - \$3.95M
IronGate Industrial Park (6 properties) - \$2.5M
Automobile Alley Portfolio (3 properties) - \$2.89M
NE 7th & Oklahoma - \$1.58M
Retail Portfolio in Del City, OK (11 properties) - \$2.3M
Individual Assurance Company Portfolio - \$3M
FLC Acquisitions (3 properties) - \$4M
8th Street Market - \$1.2M
Black Mesa Brewing Company - \$750k
UKC Portfolio (3 properties) - \$1.05M
Medical Building Portfolio (RMO & ComFoCare) - \$1.55M
Timberbrooke Professional Center (5 properties)- \$2.4M
Plaza Garage - \$1.225M
1720 National Development - \$2.5M
Emerson South High School Lease

EDUCATION

University of Michigan-Ann Arbor - BA Economics
University of Oklahoma College of Law - Juris Doctor

MEMBERSHIPS & AFFILIATIONS

Oklahoma Bar Association
Urban Land Institute
Commercial Real Estate Council
International Council of Shopping Centers
Leadership OKC Class XXXVI - Alumni
University of Michigan-OKC Alumni Association - President
University of Michigan-OKC Scholarship Endowment - Trustee
The Mentoring Project - Mentor
The Awesome Foundation - Trustee
Frontline Church - Finance Committee
Brownstones HOA - Board Member



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