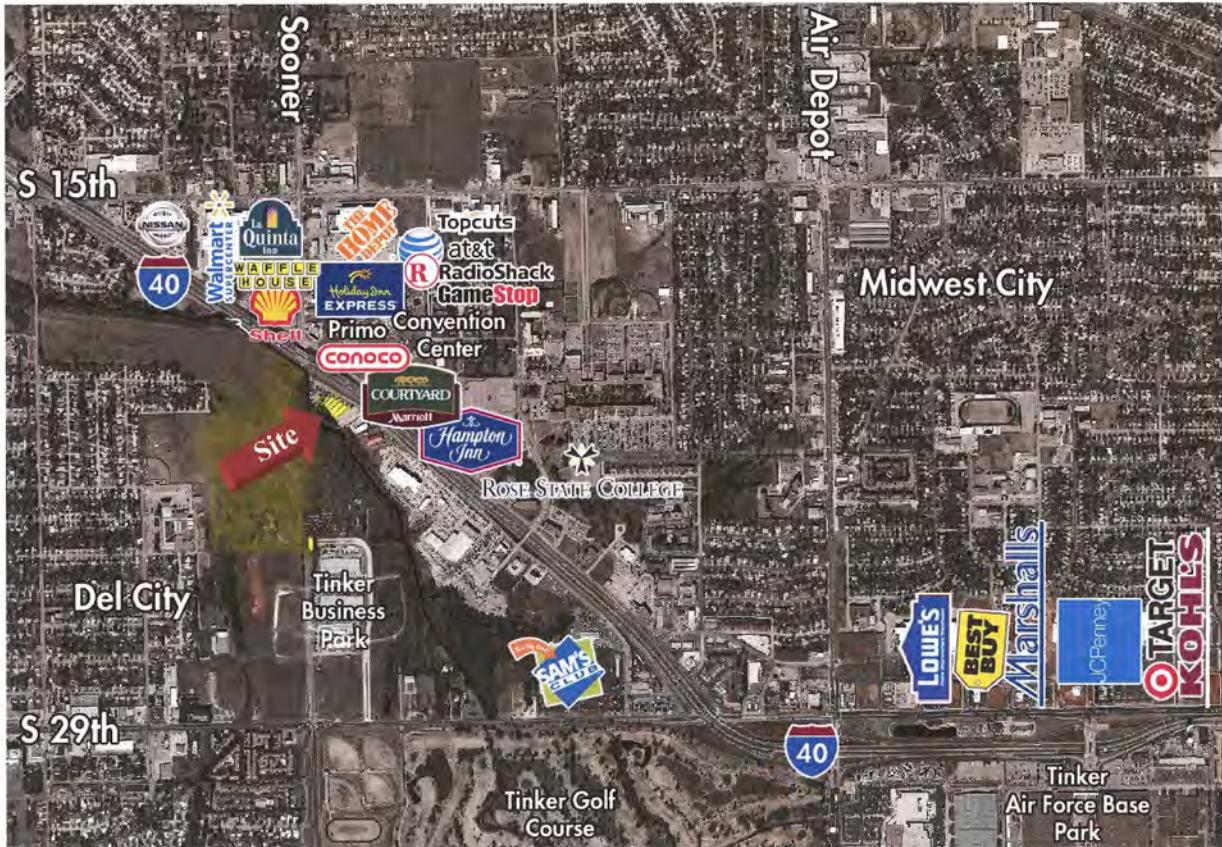


I-40 Sooner Mini Storage



Lot Size: 41,437 sq ft (MOL)

Number of Units: 142 (est) Plus Office

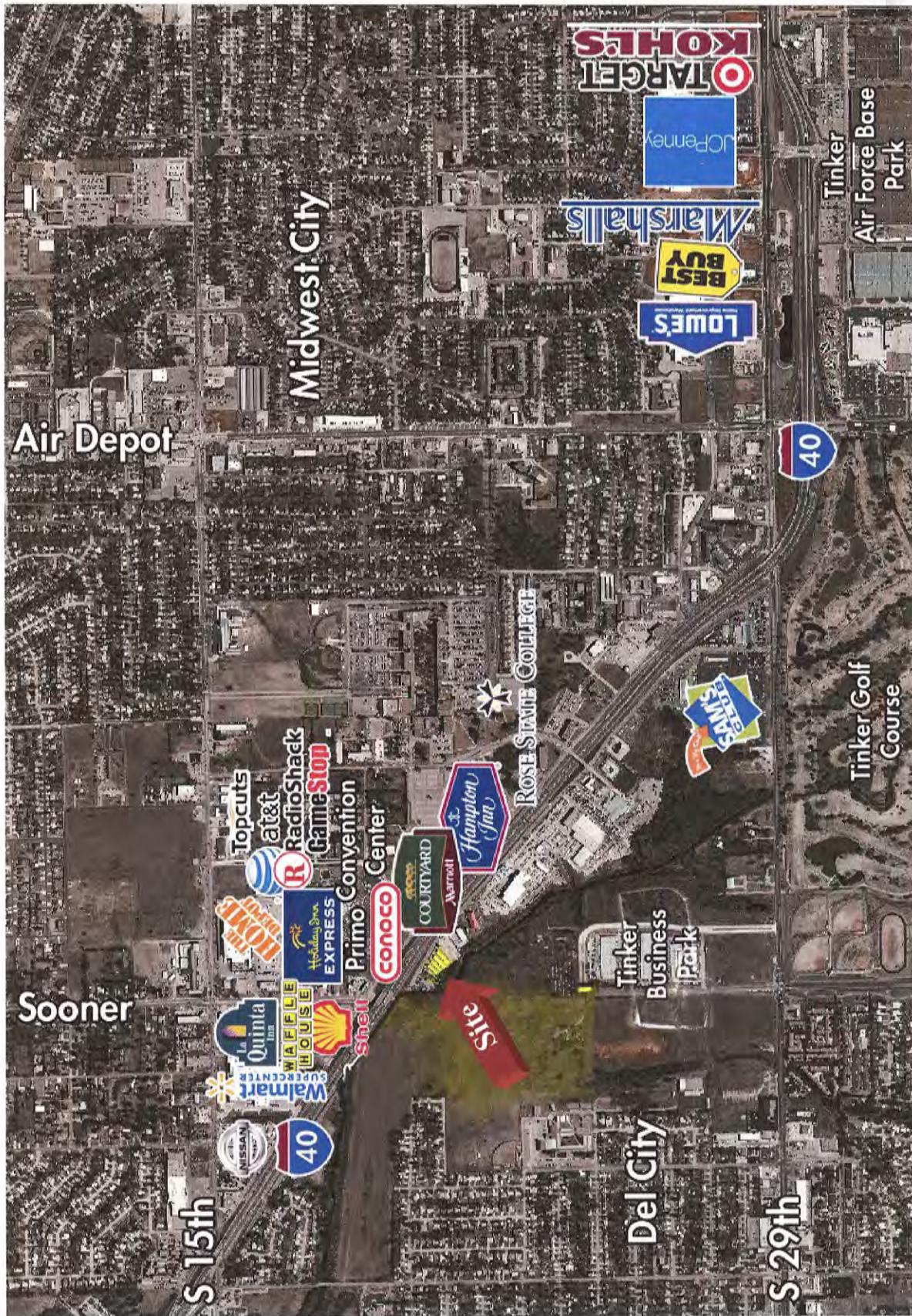
Traffic Count: Interstate 40: 82,000 vpd
Sooner Road: 22,259 vpd

Purchase Price: Available upon request

**For information please contact
Warren Thomas at 405-414-7277**

While every effort has been taken to provide accurate information in this document, Owner/Developer specifically disclaims all expressed and implied warranties with respect to the information provided herein. No legal advice is being given and no attorney client relationship created. Owner/Developer also encourages parties to seek advice and consult with legal counsel familiar with their party's particular circumstances. Owner/Developer also discloses that he/it is a licensed real estate broker in the State of Oklahoma.

I-40 Sooner Mini Storage



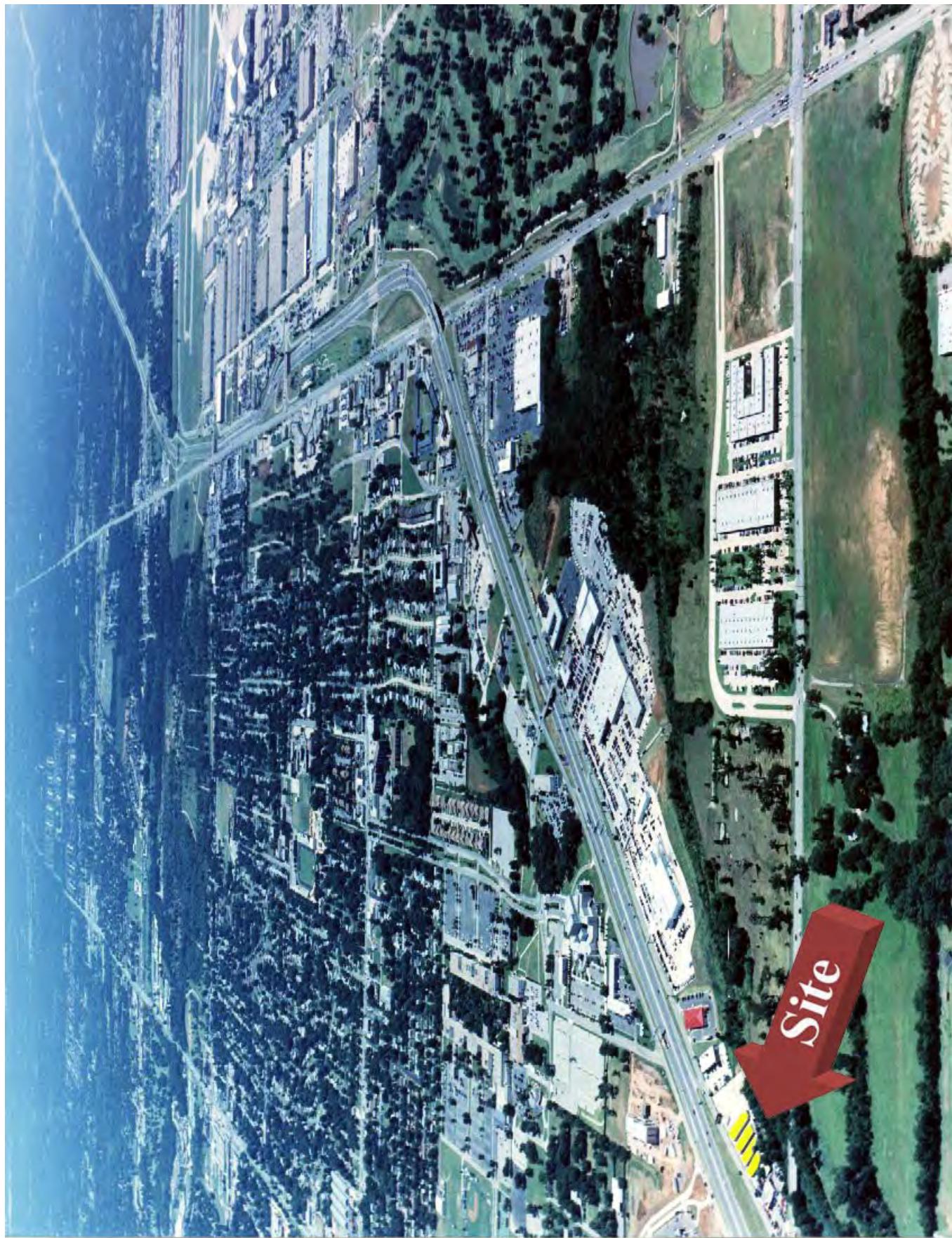
I-40 Sooner Mini Storage



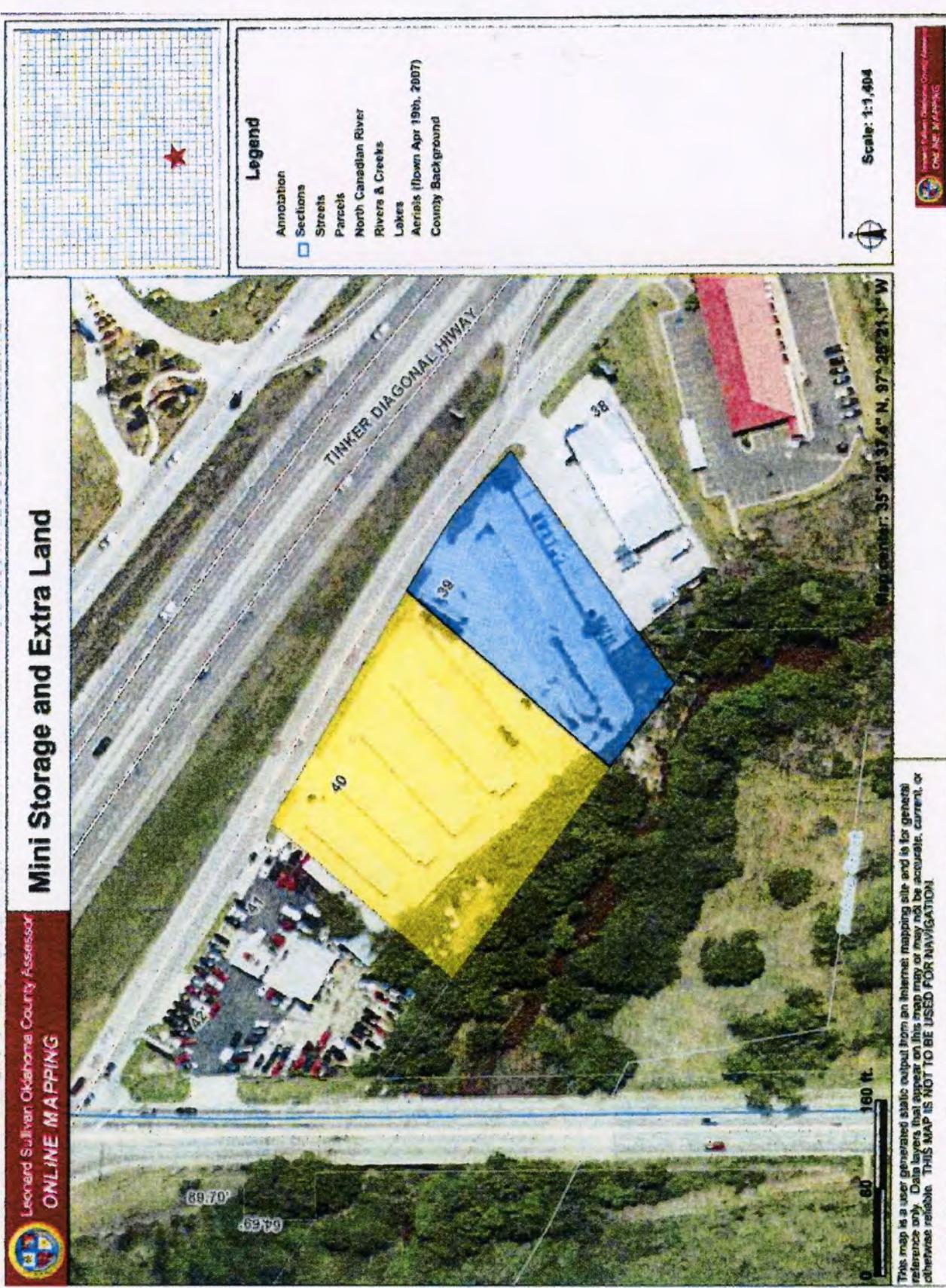
I-40 Sooner Mini Storage



I-40 Sooner Mini Storage



I-40 Sooner Mini Storage



I-40 Sooner Mini Storage

MINI STORAGE LOT MAP
I-40 ACCESS ROAD (Tinker Diagonal) 5604 Tinker Diagonal

UNITS 143-160 DAMAGED BY TORNADO..NO USAGE IN THIS AREA YET.

Retail Demographic Summary

I-40 and Sooner Rd

Del City, OK

	1 mile radius	3 mile radius	5 mile radius	7 mile radius
2008 Estimated Population	8,820	67,122	128,164	215,755
2013 Projected Population	8,713	67,382	129,384	218,649
2000 Census Population	9,279	67,099	127,099	212,419
1990 Census Population	9,984	70,942	130,310	209,258
Growth 2000-2008	-4.95%	0.04%	0.84%	1.57%
Growth 2008-2013	-1.21%	0.39%	0.95%	1.34%
2008 Estimated Households	3,944	27,679	51,291	85,932
- Income Less than \$15,000	787 (20.0%)	4,004 (14.5%)	9,536 (18.6%)	17,572 (20.4%)
- Income \$15,000 to \$24,999	638 (16.2%)	4,266 (15.4%)	7,867 (15.3%)	13,272 (15.4%)
- Income \$25,000 to \$34,999	540 (13.7%)	4,603 (16.6%)	7,913 (15.4%)	12,776 (14.9%)
- Income \$35,000 to \$49,999	827 (21.0%)	5,720 (20.7%)	9,447 (18.4%)	15,052 (17.5%)
- Income \$50,000 to \$74,999	678 (17.2%)	5,311 (19.2%)	9,111 (17.8%)	14,636 (17.0%)
- Income \$75,000 to \$99,999	280 (7.1%)	2,058 (7.4%)	3,899 (7.6%)	6,515 (7.6%)
- Income \$100,000 to \$149,999	161 (4.1%)	1,247 (4.5%)	2,623 (5.1%)	4,426 (5.2%)
- Income \$150,000 to \$249,999	24 (.6%)	392 (1.4%)	710 (1.4%)	1,212 (1.4%)
- Income \$250,000 to \$499,999	8 (.2%)	71 (.3%)	161 (.3%)	371 (.4%)
- Income \$500,000 and over	1 (.0%)	7 (.0%)	22 (.0%)	100 (.1%)
2008 Est. Average Household Income	\$41,471	\$45,419	\$44,632	\$44,696
2013 Prj. Average Household Income	\$45,543	\$49,739	\$49,005	\$49,157
2000 Cen. Avg. Household Income	\$35,148	\$39,520	\$38,837	\$38,607
1990 Cen. Avg. Household Income	\$26,380	\$31,106	\$29,373	\$28,216
2008 Est. Average Household Size	2.22	2.39	2.46	2.44
2008 Est. Median Household Income	\$35,118	\$37,269	\$35,454	\$34,452
2013 Prj. Median Household Income	\$38,219	\$40,518	\$38,950	\$37,858
2000 Cen. Median Household Income	\$30,662	\$32,583	\$30,779	\$29,657
1990 Cen. Median Household Income	\$23,450	\$26,427	\$24,127	\$22,509

Retail Demographic Summary

I-40 and Sooner Rd

Del City, OK

	1 mile radius	3 mile radius	5 mile radius	7 mile radius
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2008 Estimated Population by Age	8,820	67,122	128,164	215,755
- Aged 0 to 4 Years	765 (8.7%)	5,910 (8.8%)	11,545 (9.0%)	18,876 (8.7%)
- Aged 5 to 9 Years	679 (7.7%)	5,138 (7.7%)	10,046 (7.8%)	16,391 (7.6%)
- Aged 10 to 14 Years	588 (6.7%)	4,612 (6.9%)	9,189 (7.2%)	15,073 (7.0%)
- Aged 15 to 17 Years	275 (3.1%)	2,540 (3.8%)	5,319 (4.2%)	8,624 (4.0%)
- Aged 18 to 20 Years	360 (4.1%)	2,881 (4.3%)	5,318 (4.1%)	8,788 (4.1%)
- Aged 21 to 24 Years	428 (4.9%)	3,667 (5.5%)	6,913 (5.4%)	11,516 (5.3%)
- Aged 25 to 34 Years	1,319 (15.0%)	10,122 (15.1%)	18,381 (14.3%)	31,574 (14.6%)
- Aged 35 to 44 Years	1,116 (12.7%)	8,657 (12.9%)	16,242 (12.7%)	28,226 (13.1%)
- Aged 45 to 49 Years	527 (6.0%)	4,181 (6.2%)	8,347 (6.5%)	14,283 (6.6%)
- Aged 50 to 54 Years	496 (5.6%)	3,899 (5.8%)	7,886 (6.2%)	13,426 (6.2%)
- Aged 55 to 59 Years	424 (4.8%)	3,661 (5.5%)	7,173 (5.6%)	12,122 (5.6%)
- Aged 60 to 64 Years	352 (4.0%)	2,938 (4.4%)	5,651 (4.4%)	9,708 (4.5%)
- Aged 65 to 74 Years	683 (7.7%)	4,508 (6.7%)	8,440 (6.6%)	14,241 (6.6%)
- Aged 75 to 84 Years	589 (6.7%)	3,322 (4.9%)	5,769 (4.5%)	9,476 (4.4%)
- Aged 85 Years and Older	220 (2.5%)	1,085 (1.6%)	1,945 (1.5%)	3,430 (1.6%)
2008 Estimated Median Age	34.97	33.67	33.53	34.04
2008 Estimated Average Age	37.61	35.98	35.62	35.92
2008 Estimated Population Over 25 by Educational Attainment	5,726	42,374	79,833	136,487
- Less Than 9th Grade	309 (5.4%)	1,638 (3.9%)	4,604 (5.8%)	11,045 (8.1%)
- High School - No Diploma	838 (14.6%)	5,524 (13.0%)	11,588 (14.5%)	21,597 (15.8%)
- High School Diploma	1,908 (33.3%)	13,252 (31.3%)	25,241 (31.6%)	41,930 (30.7%)
- Some College	1,604 (28.0%)	12,715 (30.0%)	22,105 (27.7%)	34,997 (25.6%)
- Associate Degree	404 (7.1%)	2,918 (6.9%)	4,980 (6.2%)	7,354 (5.4%)
- Bachelors Degree	485 (8.5%)	4,459 (10.5%)	7,910 (9.9%)	13,114 (9.6%)
- Masters Degree	99 (1.7%)	1,504 (3.5%)	2,723 (3.4%)	4,713 (3.5%)
- Professional Degree	46 (.8%)	269 (.6%)	461 (.6%)	1,136 (.8%)
- Doctoral Degree	33 (.6%)	95 (.2%)	221 (.3%)	601 (.4%)

Retail Demographic Summary

I-40 and Sooner Rd

Del City, OK

	1 mile radius	3 mile radius	5 mile radius	7 mile radius
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2008 Estimated Males	4,134	32,457	61,795	105,960
- Males Aged 0 to 4 Years	391 (9.5%)	3,048 (9.4%)	5,969 (9.7%)	9,686 (9.1%)
- Males Aged 5 to 9 Years	346 (8.4%)	2,626 (8.1%)	5,139 (8.3%)	8,419 (7.9%)
- Males Aged 10 to 14 Years	294 (7.1%)	2,377 (7.3%)	4,762 (7.7%)	7,815 (7.4%)
- Males Aged 15 to 17 Years	141 (3.4%)	1,313 (4.0%)	2,744 (4.4%)	4,462 (4.2%)
- Males Aged 18 to 20 Years	172 (4.2%)	1,525 (4.7%)	2,768 (4.5%)	4,663 (4.4%)
- Males Aged 21 to 24 Years	209 (5.1%)	1,894 (5.8%)	3,514 (5.7%)	5,953 (5.6%)
- Males Aged 25 to 34 Years	650 (15.7%)	4,956 (15.3%)	8,798 (14.2%)	15,623 (14.7%)
- Males Aged 35 to 44 Years	542 (13.1%)	4,326 (13.3%)	7,958 (12.9%)	14,374 (13.6%)
- Males Aged 45 to 49 Years	262 (6.3%)	2,027 (6.2%)	3,969 (6.4%)	7,080 (6.7%)
- Males Aged 50 to 54 Years	243 (5.9%)	1,844 (5.7%)	3,735 (6.0%)	6,553 (6.2%)
- Males Aged 55 to 59 Years	200 (4.8%)	1,676 (5.2%)	3,378 (5.5%)	5,801 (5.5%)
- Males Aged 60 to 64 Years	162 (3.9%)	1,314 (4.0%)	2,585 (4.2%)	4,535 (4.3%)
- Males Aged 65 to 74 Years	264 (6.4%)	1,938 (6.0%)	3,665 (5.9%)	6,277 (5.9%)
- Males Aged 75 to 84 Years	202 (4.9%)	1,250 (3.9%)	2,191 (3.5%)	3,638 (3.4%)
- Males Aged 85 Years and Older	58 (1.4%)	342 (1.1%)	618 (1.0%)	1,082 (1.0%)
- Males Median Age	32.90	31.89	31.76	32.64
- Males Average Age	35.30	34.34	34.06	34.47
2008 Estimated Females	4,686	34,666	66,369	109,795
- Females Aged 0 to 4 Years	375 (8.0%)	2,862 (8.3%)	5,576 (8.4%)	9,190 (8.4%)
- Females Aged 5 to 9 Years	333 (7.1%)	2,512 (7.2%)	4,907 (7.4%)	7,972 (7.3%)
- Females Aged 10 to 14 Years	294 (6.3%)	2,235 (6.4%)	4,427 (6.7%)	7,258 (6.6%)
- Females Aged 15 to 17 Years	134 (2.9%)	1,227 (3.5%)	2,574 (3.9%)	4,162 (3.8%)
- Females Aged 18 to 20 Years	187 (4.0%)	1,356 (3.9%)	2,550 (3.8%)	4,125 (3.8%)
- Females Aged 21 to 24 Years	219 (4.7%)	1,772 (5.1%)	3,399 (5.1%)	5,562 (5.1%)
- Females Aged 25 to 34 Years	669 (14.3%)	5,166 (14.9%)	9,583 (14.4%)	15,951 (14.5%)
- Females Aged 35 to 44 Years	574 (12.2%)	4,331 (12.5%)	8,284 (12.5%)	13,852 (12.6%)
- Females Aged 45 to 49 Years	266 (5.7%)	2,154 (6.2%)	4,378 (6.6%)	7,203 (6.6%)
- Females Aged 50 to 54 Years	253 (5.4%)	2,055 (5.9%)	4,151 (6.3%)	6,873 (6.3%)
- Females Aged 55 to 59 Years	224 (4.8%)	1,985 (5.7%)	3,794 (5.7%)	6,322 (5.8%)
- Females Aged 60 to 64 Years	191 (4.1%)	1,624 (4.7%)	3,065 (4.6%)	5,173 (4.7%)
- Females Aged 65 to 74 Years	419 (8.9%)	2,570 (7.4%)	4,775 (7.2%)	7,965 (7.3%)
- Females Aged 75 to 84 Years	387 (8.3%)	2,072 (6.0%)	3,578 (5.4%)	5,839 (5.3%)
- Females Aged 85 Years and Older	161 (3.4%)	743 (2.1%)	1,326 (2.0%)	2,348 (2.1%)
- Females Median Age	37.18	35.44	35.19	35.47
- Females Average Age	39.49	37.46	37.01	37.32

Retail Demographic Summary

I-40 and Sooner Rd

Del City, OK

	1 mile radius	3 mile radius	5 mile radius	7 mile radius
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2008 Estimated Population by Race and Origin	8,820	67,122	128,164	215,755
- White Population	6,714 (76.1%)	44,482 (66.3%)	73,026 (57.0%)	121,569 (56.3%)
- Black Population	934 (10.6%)	13,138 (19.6%)	35,593 (27.8%)	53,520 (24.8%)
- Asian Population	173 (2.0%)	1,865 (2.8%)	2,914 (2.3%)	4,591 (2.1%)
- Pacific Islander Population	7 (.1%)	96 (.1%)	196 (.2%)	271 (.1%)
- American Indian and Alaska Native	396 (4.5%)	2,652 (4.0%)	4,914 (3.8%)	8,447 (3.9%)
- Other Race Population	214 (2.4%)	1,931 (2.9%)	5,947 (4.6%)	18,087 (8.4%)
- Two or More Races Population	381 (4.3%)	2,959 (4.4%)	5,573 (4.3%)	9,269 (4.3%)
- Hispanic Population	584 (6.6%)	5,112 (7.6%)	13,091 (10.2%)	34,374 (15.9%)
- White Non-Hispanic Population	6,726 (76.3%)	44,256 (65.9%)	71,447 (55.7%)	114,853 (53.2%)
2008 Est. Median Housing Value	\$73,359	\$75,832	\$72,756	\$73,762
2008 Est. Average Housing Value	\$80,093	\$86,528	\$85,820	\$91,132
Active Postal Delivery Counts	4,175	28,305	52,849	88,513
Possible Postal Delivery Counts	4,462	30,617	57,987	97,081
2008 Employees	5,544	78,085	131,645	245,809
2008 Establishments	440	2,381	5,790	12,816

Retail Demographic Summary

I-40 and Sooner Rd

Del City, OK

Location	Longitude	Latitude
1. - 1 mile radius	-97.42364	35.4453600008917
2. - 3 mile radius	-97.42364	35.4453600008917
3. - 5 mile radius	-97.42364	35.4453600008917
4. - 7 mile radius	-97.42364	35.4453600008917



Shoppes at Del City Power Center Out Parcels



The Shoppes at Del City Power Center is located on the southwest corner of Sooner Road and Interstate 40 in Del City, Oklahoma (Oklahoma City Metro). Five out-parcels available - flexible sizes.

Location	Listing Summary
Sooner and I 40	\$2,352,240

Del City, OK 73115

Park/Complex Name: Shoppes at Del City Power Center Out

Parcels

Market: Oklahoma City

Submarket: Southeast

Cross Streets: Sooner and I 40

Price/Ac.

\$784,080.00/Ac.

Price/SF

\$18.00/SF

Sale Type

Inv. or Owner/User

Property Description

Lot Size Ac.	20.00	Ac. Frontage	Gas	No
Lot Size SF	871,200	SF Depth	Electricity	No
Divisible	Yes	Zoning	Water	No
			Sewer	No
			Rail	No

Available Lots

Lot #	Parcel Sz. (Ac.)	Max Contig (Ac.)	Min Div (Ac.)	Price	Price/Ac.	Price/SF
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CB Richard Ellis

Stuart Graham (405) 858-4017

Mark Inman CPA (405)272-5326

1015392