

SINGLE TENANT NNN

INVESTMENT OPPORTUNITY



7.2% Cap

Upcoming Rental Increase

30,000 VPD



Goodwill
Central Oklahoma



NAIRED



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Exclusively Listed By:

Samuel Dunham
Partner – Retail Investments
405-207-7286
samuel@naired.com

Nathan Wilson
Partner – Retail
405-760-5327
nathan@naired.com





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OUTDOOR SEATING AREA

Three green patio umbrellas are open over a set of black metal chairs and tables. The area is enclosed by a low concrete wall.

9
goodwill

STORE
ENTRANCE

Goodwill

DONATION
CENTER

bealls

DOLLAR GENERAL

SEASONAL HOME

←
CARTS



Investment Overview

\$1,989,000

Asking Price

7.2%

Cap Rate

\$143,307

Net Operating Income

NNN

Lease Type

Address2808 N 14TH St, Ponca City, Oklahoma

Building SF15,923 SF

Year Built2003

Credit TypeCorporate

Original Lease Term10 Years

Lease Term Remaining7 Years

Lease TypeNNN

Landlord ResponsibilitiesRoof and Structure

Renewal Options3, 5-Year Options



Investment Highlights

Premier Ponca City Positioning

- The property is situated at the busiest intersection in Ponca City, seeing over 30,000 VPD
- Located near a top 20 Walmart Supercenter in Oklahoma (via PlacerAi)

Near Rental Increase

- Rent bump taking place in March of 2028, which will increase rent from \$143,307/yr to \$151,268.50 which will equate to a 7.6% Cap Rate in year 2 of ownership

Strong Co-Tenancy Conducive to Goodwill

- Co-Tenants include Hobby Lobby, Dollar General, Bealls, Starbucks, and Burger King

Recession-Resilient Retail Format

- Goodwill performs consistently across all economic cycles. The thrift sector remains highly insulated from disruption from online shopping, generating a durable necessity-based income stream

Below Market Rent

- Goodwill is currently paying \$9.00/SF, market rent for a junior box in Ponca City is \$12.50/SF.





Lease Abstract

TENANT	Goodwill
ORIGINAL LEASE DATE	August 11, 2022
INITIAL TERM BEGINNING	March 1, 2023
EXPIRATION (CURRENT)	March 1, 2033
RENEWAL OPTIONS	Three (3) options of Five (5) years each
LEASE TYPE	NNN / Tenant responsible for taxes, insurance, & maintenance
CURRENT RENT	\$143,307.00 annual / \$11,942.25 monthly
GUARANTEE	Goodwill Industries of Central Oklahoma



Rent Schedule

YEAR

RENT

1-5

\$143,307.00

6-10

\$151,268.50

11-15 (Option 1)

\$155,249.25

16-20 (Option 2)

\$159,230.00

21-25 (Option 3)

\$163,210.75



Tenant Overview

Goodwill

Central Oklahoma



About Goodwill Central Oklahoma

Goodwill Central Oklahoma is a nonprofit workforce development organization serving the greater Oklahoma City area since 1936. The organization operates **43 retail stores and donation centers** throughout the region, using the proceeds to fund job training, education, and employment placement programs for individuals facing barriers to employment. With a strong regional presence and mission-driven model, Goodwill plays a key role in supporting the local economy while maintaining a stable and consistent retail footprint.

Public/Private	Private
Headquarters	Oklahoma City, OK
Locations	40+ across Oklahoma
Website	https://okgoodwill.org



About Goodwill

Goodwill Industries International is a nonprofit organization founded in 1902, with a network of over 150 independent, community-based organizations operating more than 3,300 retail stores across the United States and Canada. Goodwill uses revenue generated from the sale of donated goods to fund job training, education, and employment placement programs for individuals facing barriers to employment. As one of the largest nonprofit organizations in North America, Goodwill maintains a strong and established retail presence supported by consistent consumer traffic and a mission-driven operating model.

Public/Private	Private
Headquarters	Rockville, Maryland
Locations	3,300 +
Website	https://www.goodwill.org





Market Overview

Ponca City, Oklahoma – Community Overview

Ponca City is the largest city in Kay County and serves as the primary commercial, industrial, and employment hub for north-central Oklahoma. The city has a population of approximately 24,000 residents, with a broader trade area that extends into southern Kansas and surrounding rural communities. Ponca City's economy is anchored by energy, manufacturing, and healthcare. The community is home to a major refinery operated by Phillips 66, one of the city's largest employers and a significant contributor to the local tax base. Additional employment is supported by advanced manufacturing operations, logistics, public education, and healthcare providers, including facilities affiliated with INTEGRIS Health.

The city benefits from strong regional connectivity. Ponca City is located approximately 90 miles north of Oklahoma City and roughly 70 miles north of Stillwater. Its proximity to the Kansas border expands its retail trade area, capturing consumers from smaller surrounding communities that rely on Ponca City for shopping. Northern Oklahoma College (NOC) operates a campus in Ponca City, supporting workforce development and contributing to daytime population.

From a retail perspective, Ponca City functions as the primary shopping destination for Kay County and surrounding rural markets. Its concentration of national retailers, medical services, employment centers, and educational institutions supports consistent daily traffic and regional consumer draw. The combination of established industry, cross-border trade influence, and limited nearby competition reinforces Ponca City's role as a stable and strategic location for long-term commercial investment.

