



Ardmore Plaza
Grocery Anchored Value Add Center

NAIRED

Ardmore Plaza

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Contact The Team

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Albertsons
Academy
SPORTS+OUTDOORS
OLD NAVY
five BELOW
Burlington
QDOBA
MEXICAN EATS
bealls
PANDA EXPRESS
CHINESE KITCHEN

HOBBY LOBBY
TJ-maxx
ULTA
BEAUTY
Walmart
JC Penney
SEVEN BREW
DRIVE THRU COFFEE
W
CVS
TACO BELL

Mercy
180,000 square-foot hospital
with 180 beds serving a six-
county region of Oklahoma



\$7,200,000

7.35%

78,582

96.2%

7.26

1998

PRICE

CAP RATE

SQ FT

OCCUPANCY

ACRES

YEAR BUILT



INVESTMENT OVERVIEW

ARDMORE PLAZA

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Ardmore Plaza

The Offering	
\$7,200,000	7.35%
Price	Cap Rate
Address	205 N Commerce St, Ardmore, OK 73401
Price / SF	\$91.62
Occupancy	96.2%
Leasable Area	78,582 SF
Land Area	7.26 Acres
Year Built	1998
NOI	\$529,436

Anchor Tenant	Size	% GLA	Lease Exp.	Annual Rent	Rent/SF
	55,152 SF	70.2%	Apr 2028	\$389,887	\$7.07





Investment Highlights

Grocery Anchored Center With Upside

- Homeland Grocer has anchored the center since 1997 (29 Years of Occupancy)
- Per Placer AI, this Homeland location is ranked 12th out of 33 locations nationwide with over 373,000 annual visits.
- Compelling Mark-to-Market Opportunity: Current average rents for small-shop space in the center is \$12.71/SF which is below market.
- Vacant 3,000 SF end-cap provides immediate upside.

Grocery Constrained Market

- Homeland Grocer is one of only four major grocery stores in Carter county, which has a population of 48,910.

Ardmore - Southern Oklahoma Retail Hub

- Located between Oklahoma City and Dallas, with approximately 90 minutes of drive time to each. Ardmore sits directly along Interstate 35, providing a major north-south transportation corridor.
- Regional economic center: Ardmore is the largest city and county seat of Carter County and is described by the Ardmore Development Authority as the economic hub of South Central Oklahoma.
- A regional analysis identified Ardmore as the retail destination for seven surrounding counties, serving a trade area of more than 128,000 people and generating more than \$700 million in retail commerce.

Rent Roll

Tenant	SF	Lease Start	Expiration	Annual Base	Recoveries	Annual Total	Base PSF	Rent Steps	Options
Homeland Store	55,152	Apr-23	Apr-28	\$374,887	\$15,000	\$389,887	\$6.80	—	3 × 5-yr
Cato Store	4,880	Feb-24	Jan-29	\$41,484	—	\$41,484	\$8.50	—	—
Domino's Pizza	1,400	Jun-25	Oct-39	\$29,400	\$3,000	\$32,400	\$21.00	Nov-29: \$24.43/SF Nov-34: \$27.86/SF	10-yr at \$31.29/SF
New China King	1,400	Jul-21	Jun-31	\$26,400	\$3,003	\$29,403	\$18.86	—	—
Foot Spa	1,200	Oct-25	Oct-40	\$20,400	\$2,580	\$22,980	\$17.00	—	5-yr at \$26.50/SF
Glo's Cleaners	2,000	Nov-23	Nov-28	\$34,200	—	\$34,200	\$17.10	—	5-yr at \$18.45/SF
King Buffet	7,100	Jan-24	Jan-40	\$60,000	\$14,942	\$74,942	\$8.45	Feb-30: \$11.83/SF Feb-35: \$15.21/SF	—
Luxury Nails	1,250	Mar-26	Feb-36	\$26,190	\$2,610	\$28,800	\$20.95	—	10-yr at \$24.79/SF
Supercuts	1,200	Dec-22	Nov-27	\$21,600	—	\$21,600	\$18.00	—	—
Billboard	N/A	—	—	\$8,400	—	\$8,400	—	—	—
Vacant	3,000	—	—	—	—	—	—	—	—
TOTAL	78,582			\$642,961	\$41,135	\$684,096			

Homeland pays its own insurance directly.
Cato also pays 3% of gross sales over \$1,760,000 (not modeled, as current ownership is not enforcing this).

NOI Analysis

<i>Income</i>	<i>Annual</i>	<i>\$/SF</i>
Base Rental Revenue	\$642,961	\$8.18
Expense Reimbursements	\$41,135	\$0.52
Gross Income	\$684,096	\$8.71
<i>Expenses</i>		
Real Estate Taxes	(\$54,403)	(\$0.69)
Insurance	(\$40,554)	(\$0.52)
CAM	(\$39,916)	(\$0.51)
Management	(\$19,787)	(\$0.25)
Total Expenses	(\$154,660)	(\$1.97)
<i>Net Operating Income</i>	\$529,436	\$6.74

Net Operating Income

\$529,436

Management expense reflects a 3% management fee.
Homeland pays its own property insurance directly.







Tenant Profiles



Domino's Pizza — Domino's is the largest pizza company in the world by sales, with over 21,000 stores across more than 90 countries and roughly 6,000+ locations in the U.S. alone. Publicly traded on NASDAQ (DPZ) and headquartered in Ann Arbor, MI, the company generated \$4.9 billion in revenue and \$602 million in net income in 2025, making it one of the most consistently profitable brands in the restaurant industry. Domino's built its reputation on fast, reliable delivery and has stayed ahead of the industry.



Cato (Cato WO LLC / The Cato Corporation) — Cato is a publicly traded (NYSE: CATO), Charlotte, NC-based value fashion retailer founded in 1946, operating under the Cato, It's Fashion, and Versona banners primarily in the southeastern U.S. The company currently has 1,050–1,065 locations. It remains profitable (net income around \$10.5 million for the first half of fiscal 2026) with no long-term debt historically.



Homeland (HAC, Inc.) — Homeland is Oklahoma's largest locally-owned grocery chain, tracing back to 1916 and headquartered in Oklahoma City. Its parent, HAC, Inc., is 100% employee-owned and operates roughly 70–80 stores across Oklahoma, Texas, Kansas, and Georgia under the Homeland, United, Cash Saver, Piggly Wiggly, and Food World banners, with Homeland itself running around 30–36 locations statewide.



Supercuts is one of the best-known names in value hair care, with roughly 2,000+ locations across the U.S., Canada, and the U.K. Founded in 1975, it's the flagship brand of Regis Corporation (NYSE: RGS), the largest operator and franchisor of hair salons in the world, with brands including SmartStyle, Cost Cutters, First Choice Haircutters, and Regis Salons under its umbrella. The concept is built for durability: haircuts are a non-discretionary, recurring service, the business isn't seasonal.



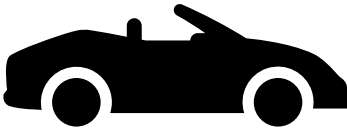
MARKET OVERVIEW

ARDMORE PLAZA

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About Ardmore, OK

A regional hub between Oklahoma City and Dallas–Fort Worth



Location

- Carter County seat at the junction of I-35 and US-70
- 90 miles from both Oklahoma City and Dallas–Fort Worth
- 25,630 city residents; 49,416 in the Ardmore metro area
- Retail center for a 13-county region: 350,000+ trade-area residents and \$800M+ in annual retail sales

Economy

- Leading industries are healthcare, retail and manufacturing
- Major employers: Mercy Hospital Ardmore, Michelin, Valero refinery, Dot Foods, and Dollar General and Best Buy distribution centers
- Retail pull factor of 1.7–1.9: local stores capture well beyond resident spending
- University Center of Southern Oklahoma offers degrees from four universities

Development

- \$124M Ardmore Industrial Airpark logistics hub linking air, rail and truck freight; under construction
- \$25M taxiway and lighting upgrade completed in October 2025
- Recent industrial growth: 33,000 SF Dot Foods expansion, Dow Chemical's acquisition of Circulus, and Woodside Energy's H2OK hydrogen facility



Demographics

Demographics	1 Mile	3 Miles	5 Miles	10 Miles
POPULATION				
2025 Estimated Population	7,955	24,810	29,430	41,054
Annual Growth (2020–2025)	+0.8%	+0.8%	+0.7%	+0.7%
HOUSEHOLDS				
2025 Estimated Households	8,776	8,776	11,733	15,845
HOUSEHOLD INCOME				
2025 Average Household Income	\$75,103	\$73,743	\$77,903	\$80,877
MEDIAN AGE				
2025 Median Age	38.5	40.0	40.3	40.8



