

Chick-fil-A

Chickasha, OK (Oklahoma City MSA)





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Demographics

Fisher James Corp. and ParaSell, Inc. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



**43 Miles from
Oklahoma City**

MSA Population of
More Than 1.4 Million



**1 Mile from Massive
Chickasha Sports
Complex**



15,054 Population
within 5 Miles

- 15-Year Corporate Absolute Net Lease to Chick-fil-A
 - No Landlord Maintenance Responsibilities
 - Scheduled 10% Rental Escalations Throughout Primary Term & Options
- Unique Fee Simple Chick-fil-A Property Including Improvements – Benefit of Depreciation
- 2023 Construction Featuring Double Drive-Thru Component
- Prominent Retail Location Adjacent to the Intersection of W Grand Ave & US 277 (31,000 Combined ADT)
- Half a Mile from Interstate 44 (10,812 ADT) which Leads to Downtown Oklahoma City (43 Miles)
- Surrounded by Many National Tenants including Walmart Supercenter, Aldi, Walgreens, Bealls, Tractor Supply, McDonald's, Starbucks, Arby's, Taco Bell, Burger King, Dollar General, AutoZone, & More
- 2.5 Miles from Grady Memorial Hospital (400 Employees) & Chickasha High School (750 Students)
- 1 Mile from University of Science & Arts of Oklahoma (900+ Students)
- Less than 2 Miles from Downtown Chickasha & Grady County Fairgrounds
- High Population Growth Area with Significant Commercial & Residential Development Activity
- Oklahoma City MSA Population of Over 1.4 Million
- 2025 Tax Act – First Year Depreciation Advantage
 - 100% Bonus Depreciation in Year 1 via Cost Segregation
 - Maximizing Upfront Tax Shelter and Boosting After-Tax Yields





ANNUAL RENT

Year		Annual Rent	Return
Years 1–5	(Current)	\$259,908	4.85%
Years 6–10		\$285,899	5.33%
Years 11–15		\$314,489	5.87%
Years 16–20	(Option 1)	\$345,938	6.46%
Years 21–25	(Option 2)	\$380,531	7.10%
Years 26–30	(Option 3)	\$418,584	7.81%
Years 31–35	(Option 4)	\$460,443	8.59%
Years 36–40	(Option 5)	\$506,487	9.45%
Years 41–45	(Option 6)	\$557,136	10.40%
Years 46–50	(Option 7)	\$612,849	11.44%
Years 51–55	(Option 8)	\$674,134	12.58%
Years 56–60	(Option 9)	\$741,548	13.84%
Years 61–65	(Option 10)	\$815,703	15.22%
Years 66–70	(Option 11)	\$897,273	16.74%
Years 71–75	(Option 12)	\$987,000	18.42%
Years 76–80	(Option 13)	\$1,085,700	20.26%

\$5,359,000

4.85% CAP RATE

[View on Map ↗](#)

	LOCATION	2107 S 5th St, Chickasha, OK 73018
	LOT SIZE	±1.816 acres or ±79,115 square feet
	IMPROVEMENTS	5,028 square foot building with a double drive-thru component
	YEAR BUILT	2023
	PARKING	±77 parking stalls
	LESSEE	Chick-fil-A, Inc.
	LEASE TERM	15 years
	RENT COMMENCEMENT	November 30, 2023
	LEASE EXPIRATION	November 30, 2038
	ANNUAL RENT	\$259,908
	RENEWAL OPTIONS	Thirteen (13) five-year options
	RENTAL INCREASES	10% every five years
	LEASE TYPE	Absolute net with tenant responsible for all insurance, taxes, and maintenance
	LANDLORD RESPONSIBILITIES	None

Chick-fil-A



Chick-fil-A Generated 2024 Sales of Over \$22 Billion

Freestanding Locations Boast an Average Unit Volume (AUV) of \$9.3M

Chick-fil-A, Inc., headquartered in College Park, Georgia, is one of the most successful and largest fast-food chains in America. The company has more than 3,236 restaurants, primarily in the United States. The company initially focused on locations in shopping mall food courts but shifted its focus in the mid-80s to freestanding franchises. Though primarily concentrated in the southern United States, the chain has expanded in recent years with franchise locations in 48 states, Washington D.C., Puerto Rico, and Canada; with plans of further expansion into Michigan, the U.K., and Singapore.

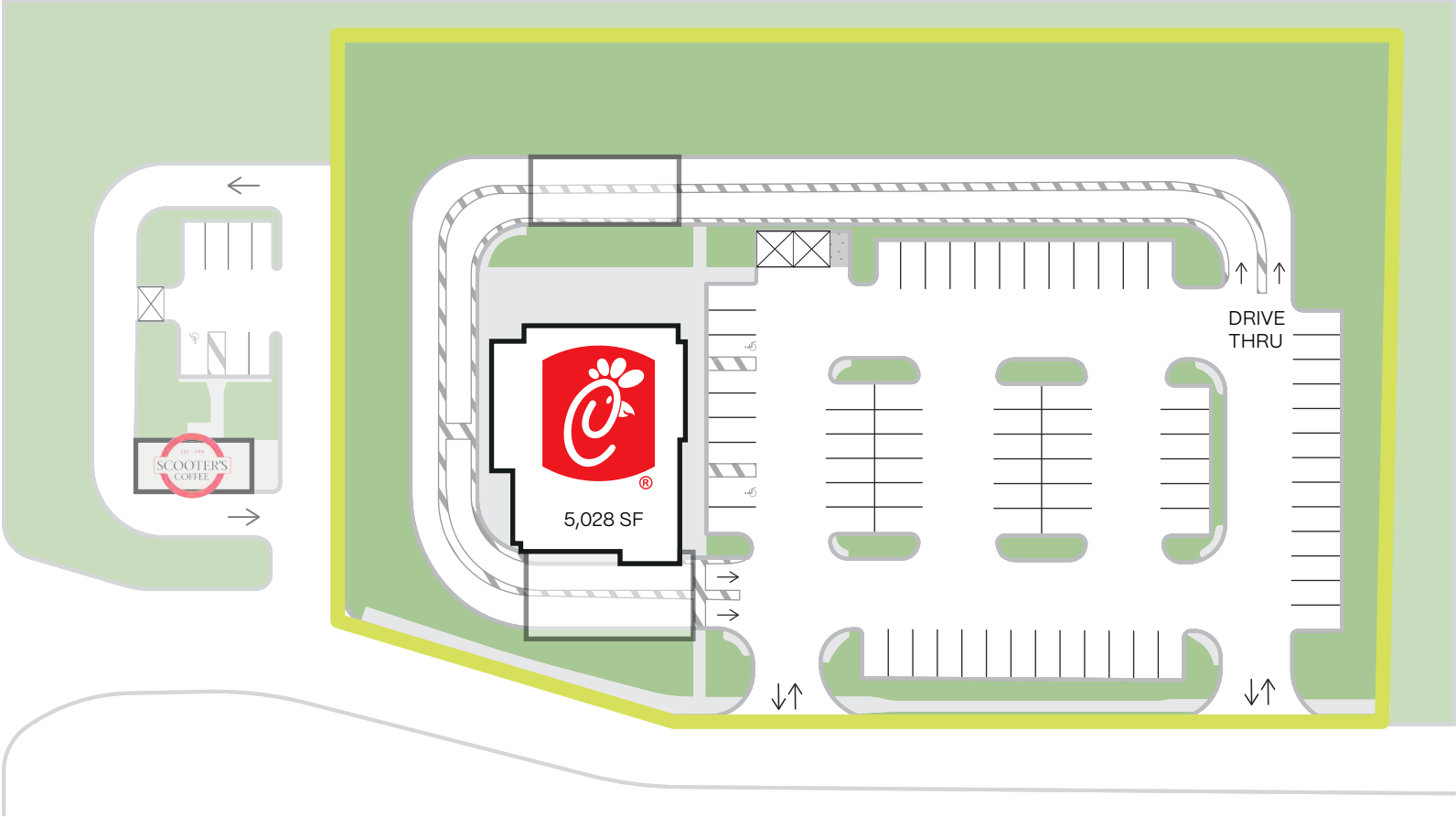
Chick-fil-A's average sales per restaurant consistently outpace and surpass competitors such as KFC, Popeyes, and McDonald's. Chick-fil-A uses a business model significantly different from other restaurant franchises, most notably retaining ownership of each restaurant, allowing for controlled growth. Chick-fil-A typically selects the location, builds the restaurant, and retains ownership of the store. Chick-fil-A gets a larger share of revenue from its franchises than other chains, but the formula works well for operators because the up-front cost of becoming a franchisee is lower compared to other competing chains.

For the 10th year in a row, Chick-fil-A ranked first in customer satisfaction as the most popular fast-food chain in the United States, according to the American Customer Satisfaction Index.

Chick-fil-A's sales in 2024 were estimated to be \$22.746 billion, up 5.4% over 2023. Standalone locations outside of malls generated a record \$9.317 million in average unit volume (AUV) in 2024. Chick-fil-A is only one of three restaurant brands in America with U.S. systemwide sales north of \$20 billion—McDonald's and Starbucks are the others.



92 W GRAND AVENUE (12,700 ADT)





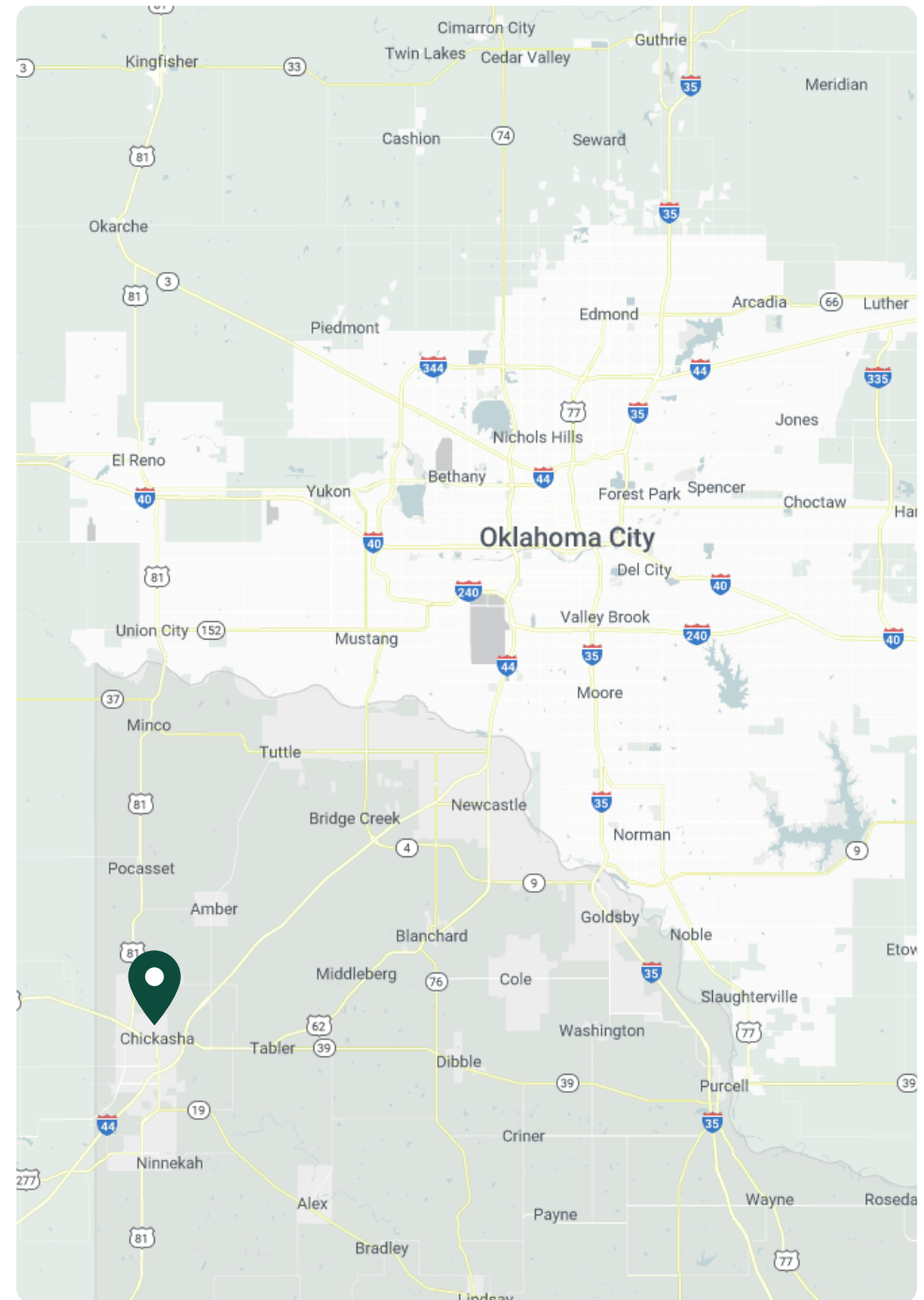


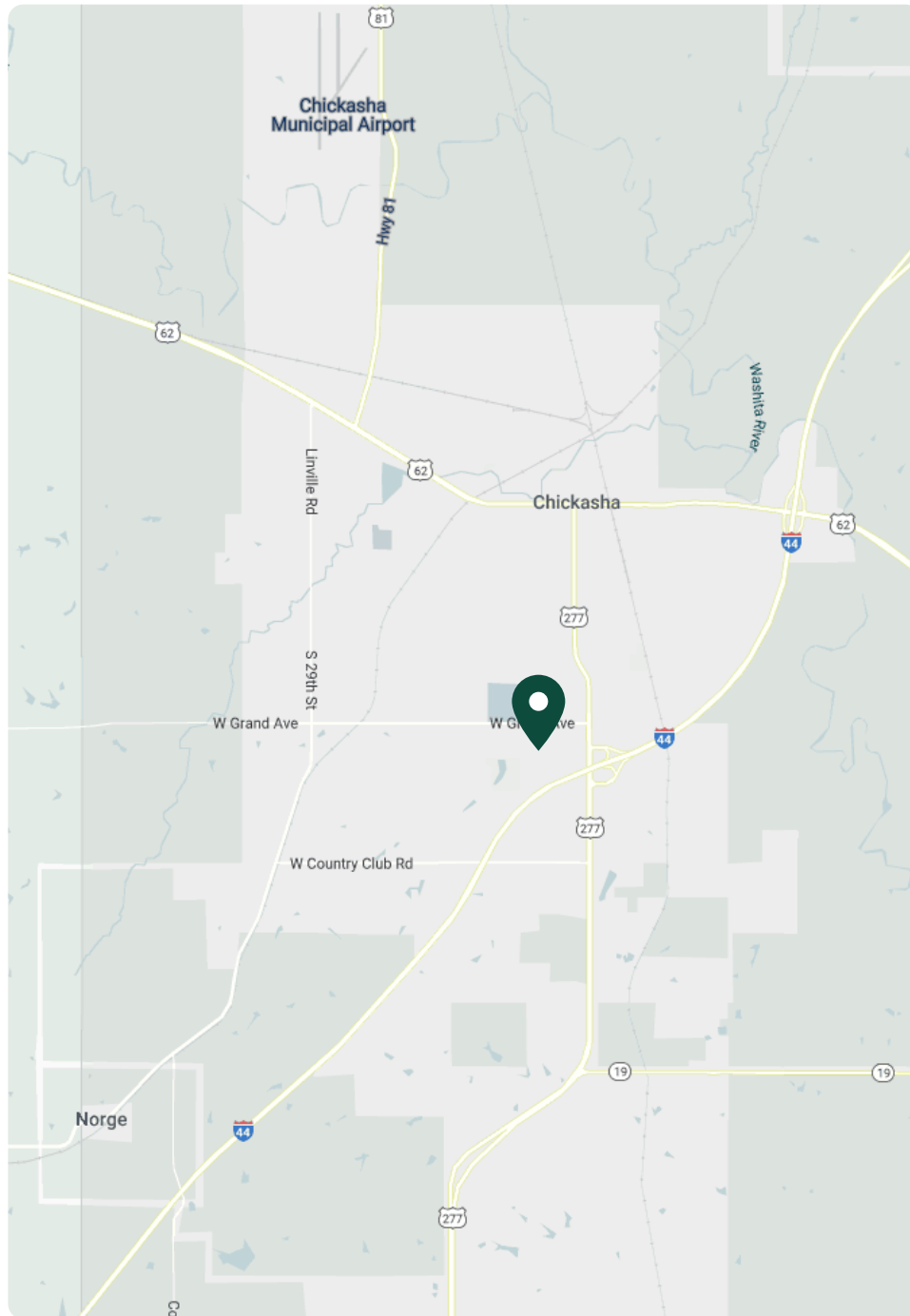
Strategic Retail Hub within Oklahoma City Trade Area

Chickasha (population 17,014) is the county seat of Grady County, located approximately 42 miles southwest of Oklahoma City and within the broader Oklahoma City metropolitan area. The city serves as a regional retail and services hub for southwestern Oklahoma, supported by its central location along major transportation routes including Interstate 44, U.S. Highway 81, U.S. Highway 62, and U.S. Highway 277, which provide direct access to Oklahoma City, Lawton, El Reno, and surrounding communities.

The subject property benefits from a strategic location within Chickasha's primary retail corridor, an established commercial area that captures both local and regional traffic. The surrounding trade area is supported by a total population of 135,080 within a 30-mile radius, and average household incomes of \$96,117, reflecting stable demographics and consistent consumer demand.

Chickasha is home to several key institutional and community demand drivers, including the University of Science and Arts of Oklahoma (USAO), Grady Memorial Hospital, and the Chickasha Sports Complex. These anchors, combined with steady residential growth and proximity to the Oklahoma City employment base, reinforce Chickasha's role as a durable retail market with long-term growth potential.





High-Visibility Site Along Primary Retail Corridor

The subject property is prominently located at 2107 S 5th Street along U.S. Highway 81, a primary north-south arterial through Chickasha, offering excellent access and visibility. The site benefits from strong combined traffic counts of 31,000 ADT, positioning the property within one of the city's most heavily traveled retail corridors.

The property is situated among a dense concentration of national and regional retailers, reinforcing its position within Chickasha's dominant shopping district. Nearby tenants include Walmart Supercenter, Aldi, Walgreens, Bealls, Tractor Supply Co., Starbucks, McDonald's, Taco Bell, Arby's, Dollar General, and AutoZone, driving consistent daily traffic to the area.

Additional demand generators in close proximity include the University of Science and Arts of Oklahoma (approximately one mile from the site), Grady Memorial Hospital, local public schools, and the Chickasha Sports Complex, which hosts regional athletic events throughout the year. The site's visibility, accessibility, and proximity to major retail and institutional anchors position the property to benefit from sustained traffic volumes and long-term retail demand.



135,080

2025 Total Population



\$252,541

Average Home Value



\$96,117

Average Household Income

📍 2107 S 5th St, Chickasha, OK 73018

Population Summary	10 Miles	20 Miles	30 Miles
2020 Total Population	23,704	48,544	135,080
2025 Total Population	23,981	48,764	139,724
2030 Total Population	24,942	44,644	111,402
Average Household Income			
2025	\$80,493	\$81,205	\$96,117
2030	\$88,557	\$89,412	\$105,270
Average Home Value			
2025	\$184,717	\$200,075	\$252,541
2030	\$238,241	\$248,452	\$297,212



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