

FOR IMMEDIATE RELEASE

July | 2024

FOR MORE INFORMATION

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JUST SOLD
RIBCRIB IN BARTLESVILLE, OK
\$1,810,000

July 2024 – Upland Real Estate Group's Net Lease Team of Keith Sturm, CCIM, Deborah Vannelli, CCIM, and Amanda Leathers represented the seller in the sale of RibCrib net lease investment property in Bartlesville, Oklahoma for \$1,810,000. Rib Crib is on a Corporate NNN Lease with over 9 years of lease term remaining and was remodeled in October 2021. Rib Crib currently operates more than 60 locations across 8 states.

Rib Crib is located along SE Washington Blvd where traffic counts average 20,600 vehicles per day. Other nearby retailers include Walmart, McDonald's, Aspen Dental, Advance Auto, Staples, and much more. Excellent demographics with a 1-mile average household income of \$123,909. Bartlesville is home to Phillips 66 and ConocoPhillips, one of the world's largest oil companies and Bartlesville's two largest employers.

Please visit our website at www.nnnsales.com to view the additional net lease investment properties available for sale or contact us at (612) 332-6600.



(Pictured: RibCrib – Bartlesville, OK)

About Upland Real Estate Group, Inc:

Upland Real Estate Group, Inc. is a Minneapolis based commercial real estate investment and brokerage company, which focuses on the sale of single and multi-tenant net lease investment properties across the country. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

Since its inception in 1995, Upland has completed more than 900 net lease sales transactions totaling over \$2.8 billion in sales. Our team has a combined sales experience of more than 60 years and has specialized in NNN investment market for more than 20 years.

www.nnnsales.com

Look Upland. Where Properties and People Unite.

Certain matters discussed within this press release may be deemed to be forward-looking statements. Although The Upland Real Estate Group, Inc. believes the expectations reflected in such forward looking statements are based on reasonable assumptions, it can give no assurance that the investment and/or assumptions will perform and/or maintain its current operating position. The Upland Real Estate Group, Inc. urges all potential investors to seek individual legal and accounting counsel prior to making an investment.

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