



RETAIL/OFFICE/INDUSTRIAL SPACE FOR LEASE

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# 5107 N MACARTHUR BLVD

Warr Acres, OK 73122



**TYLER HUXLEY**

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EXECUTIVE SUMMARY



OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Lease Rate:    | \$11.39 SF/yr (MG) |
| Building Size: | 6,720 SF           |
| Available SF:  | 5,270 SF           |
| Year Built:    | 1970               |
| Zoning:        | C-3                |

PROPERTY OVERVIEW

For Lease in Warr Acres: This affordable, well-maintained industrial building offers a functional open office or retail space at the front with warehouse space in the rear, including a roll-up door for loading and storage. The property provides strong street visibility with ample signage and monument sign opportunities out front. An excellent option for businesses seeking practical space.

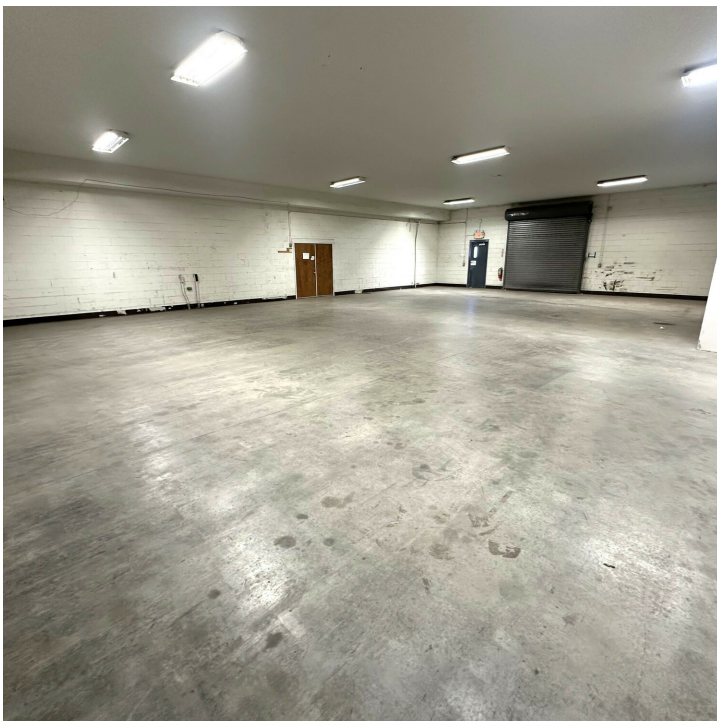
| SPACES                | LEASE RATE    | SPACE SIZE |
|-----------------------|---------------|------------|
| 5107 N MacArthur Blvd | \$11.39 SF/yr | 5,270 SF   |

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## ADDITIONAL PHOTOS



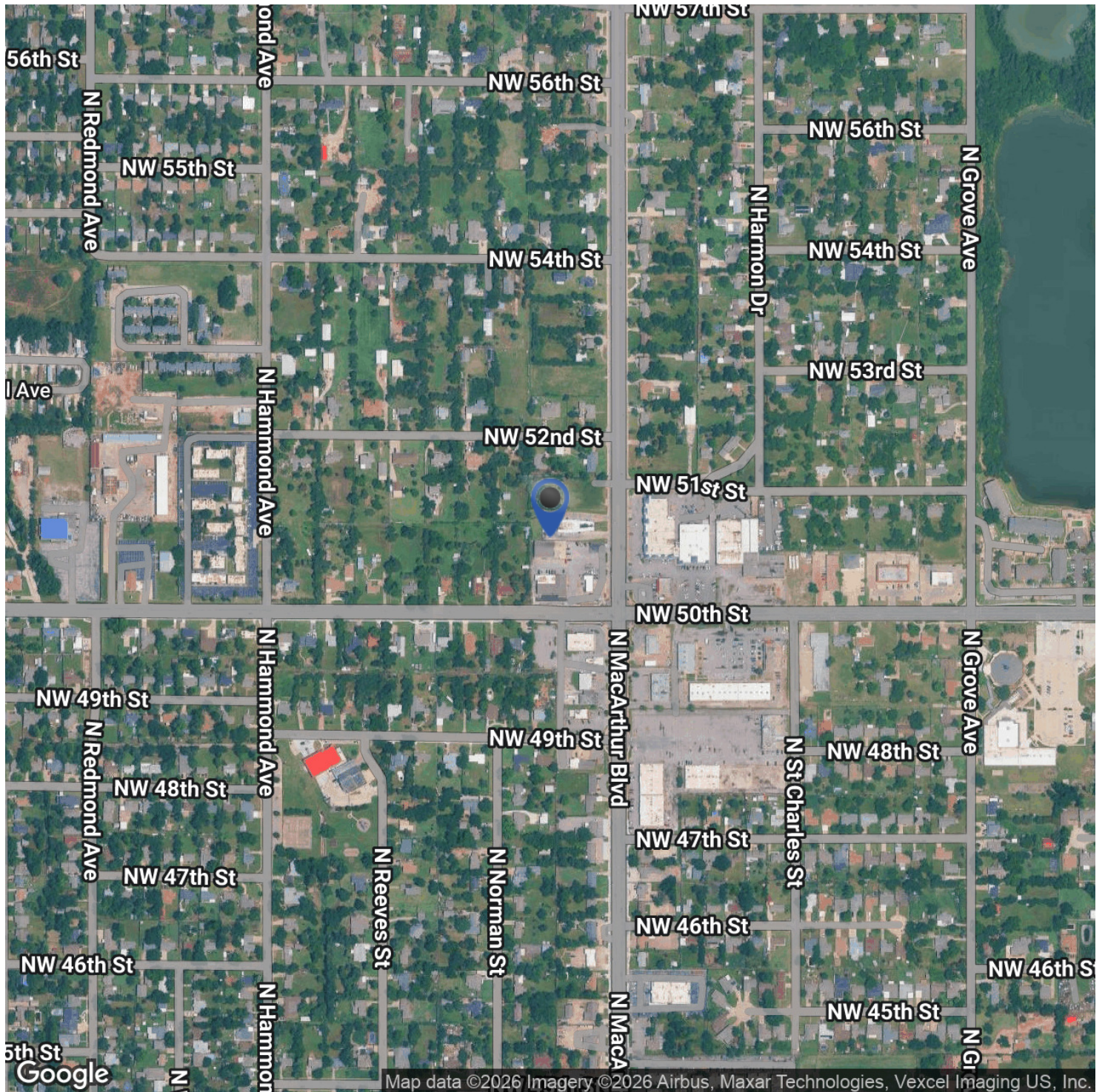
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## LOCATION MAP

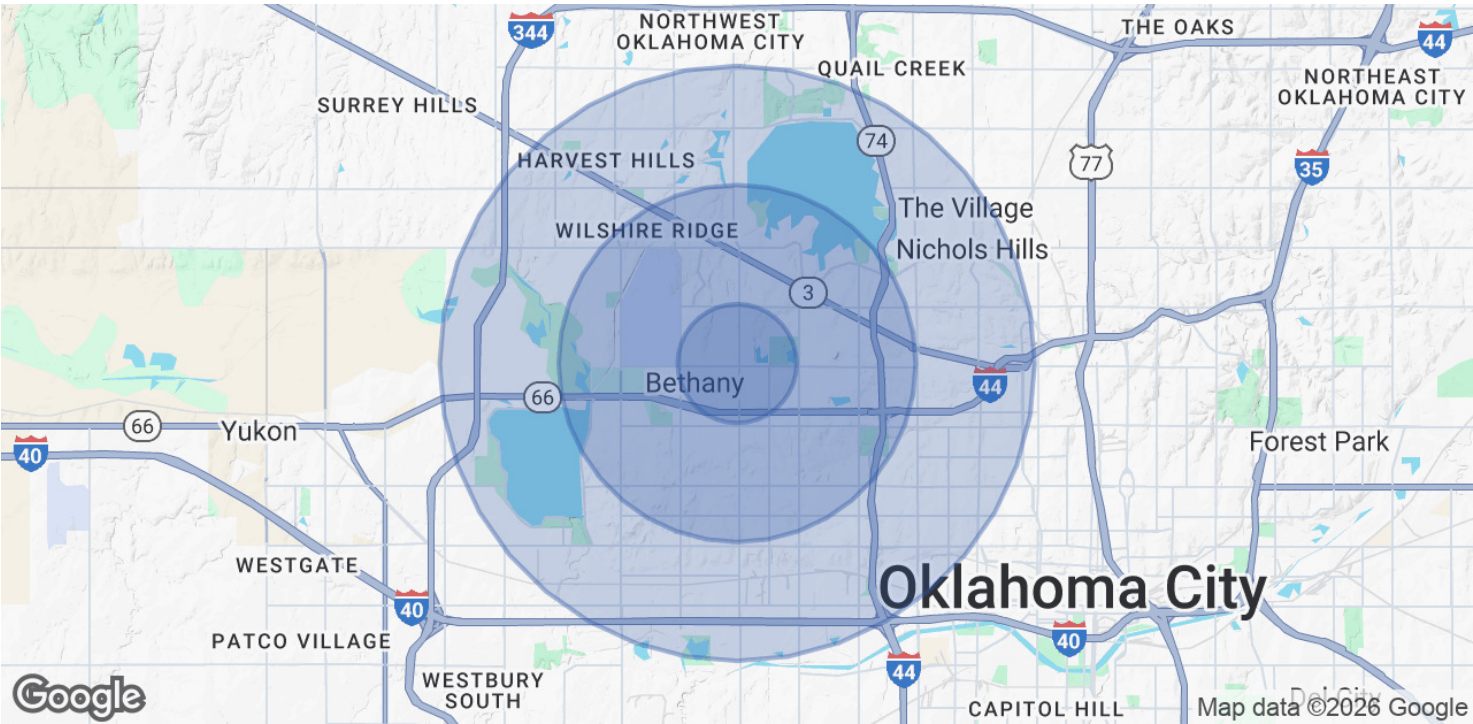


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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 11,522 | 98,418  | 204,276 |
| Average Age          | 37     | 38      | 39      |
| Average Age (Male)   | 35     | 37      | 38      |
| Average Age (Female) | 38     | 39      | 40      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,335     | 40,357    | 85,788    |
| # of Persons per HH | 2.7       | 2.4       | 2.4       |
| Average HH Income   | \$63,577  | \$69,644  | \$80,081  |
| Average House Value | \$222,669 | \$208,404 | \$240,801 |

Demographics data derived from AlphaMap

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