

# New Construction - Moore Flex

1600 S Broadway Ave, Moore, OK 73160



## PROPERTY OVERVIEW

New construction flex space. There are 14 suites that are 60' deep and 25' wide. One suite is 50' wide. Suites could be combined. All suites have a 14' overhead door, ADA restroom, heat and air and are insulated. The suites facing SW 119th rent for \$16SF MG and the interior suites lease for \$15SF MG. The property is fenced with access controlled gates and cameras so its very secure.

## LOCATION OVERVIEW

Located about 600' east of I-35 with great visibility from SW 119th.

FOR MORE INFORMATION, PLEASE CONTACT:

**Chris Anderson, CCIM** Principal | P: 405.285.2100 X103 | [canderson@grantgroupok.com](mailto:canderson@grantgroupok.com)



## PROPERTY SUMMARY

<b>Available SF:</b>	1,500 - 24,000 SF
<b>Lease Rate:</b>	\$15.00 - 16.00 SF/yr (MG)
<b>Lot Size:</b>	8.04 Acres
<b>Building Size:</b>	24,000 SF
<b>Year Built:</b>	2025
<b>Market:</b>	Oklahoma City
<b>Sub Market:</b>	Moore
<b>Cross Streets:</b>	SW 119th & Broadway Ave.

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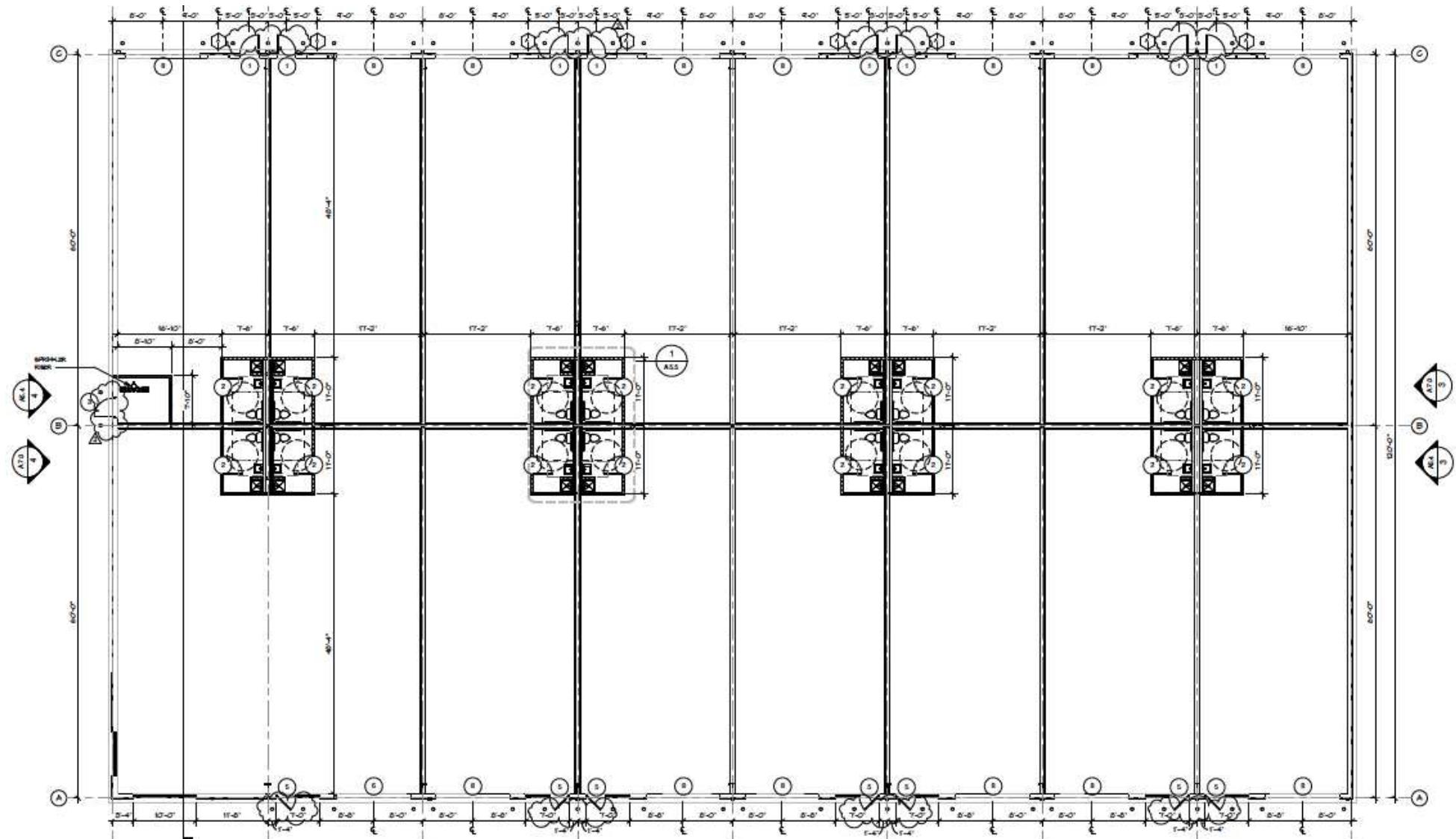
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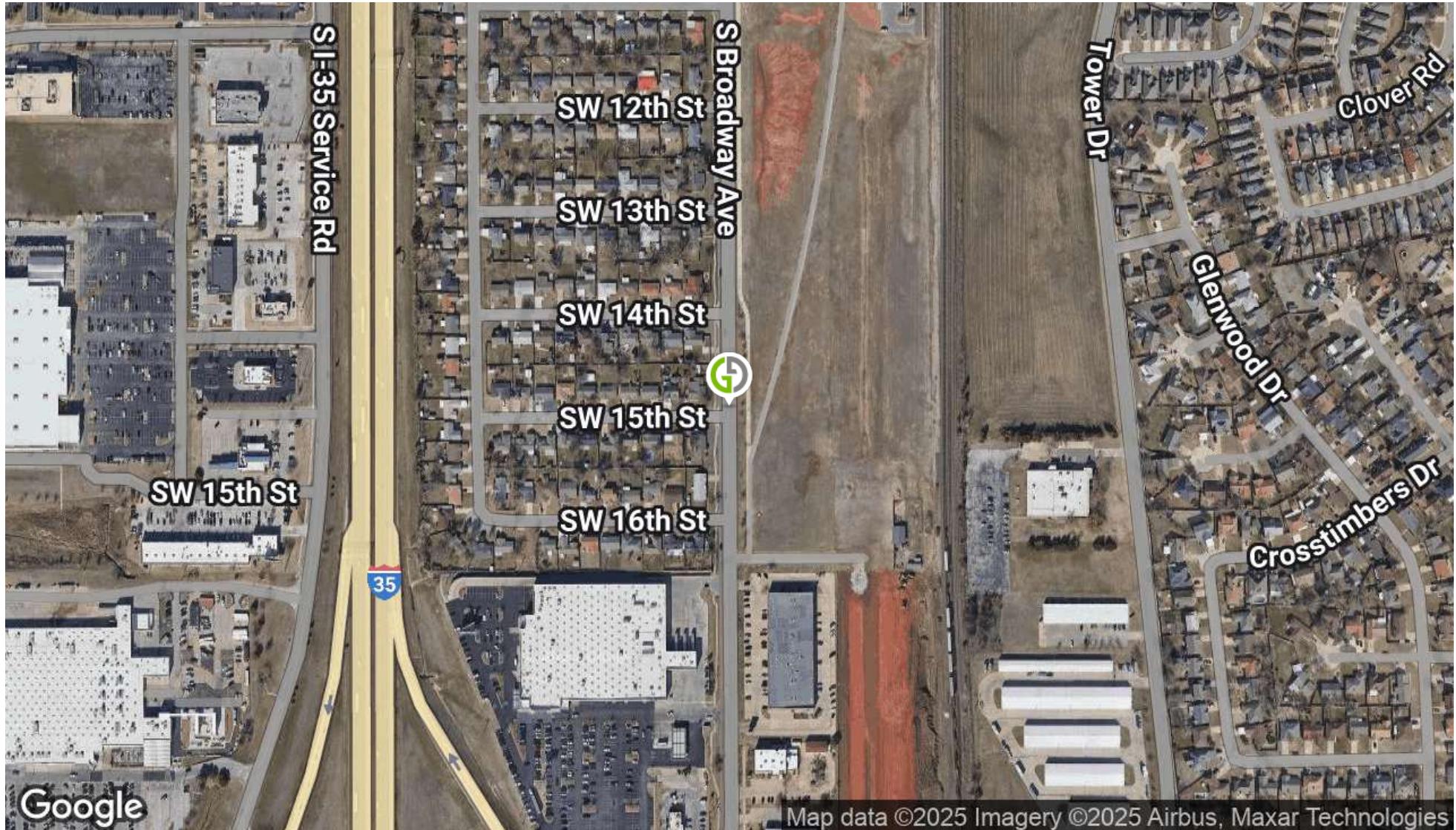
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,971	77,457	131,340
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	37	38	39

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,151	29,282	50,089
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$83,048	\$87,846	\$94,891
Average House Value	\$190,656	\$229,556	\$256,470

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**CHRIS ANDERSON, CCIM**

Principal

canderson@grantgroupok.com

Direct: **405.285.2100 x103** | Cell: **405.408.9098**

## PROFESSIONAL BACKGROUND

Chris Anderson is a principal and one of two managing partners of Grant Group. Chris specializes in the acquisition and disposition of income producing properties with an emphasis on car washes, self storage, multifamily and net leased buildings.

Prior to forming Grant Group, Chris was both a top performing investment advisor for another prominent commercial real estate firm in Oklahoma as well as an associate for a well known real estate investment trust (REIT) that owns and operates over 26,000 apartment units and roughly 2,000,000 SF of retail space stretching from New Jersey to Florida and throughout the central U.S. in states such as Oklahoma, Kansas and Missouri. Chris was responsible for overseeing all aspects of leasing and marketing for the firm's Oklahoma portfolio. He was also an integral part of a small group of individuals that evaluated potential acquisitions for the company.

Chris attended the University of Central Oklahoma where he studied business administration. He holds the very prestigious Certified Commercial Investment Member (CCIM) designation which approximately only 6% of the 150,000 commercial practitioners nationwide hold.

Chris currently serves on the Board of Directors for the Edmond Chamber of Commerce as well as the Edmond Park and Recreation Board.

He is also a member of the National Association of Realtors (NAR), Realtors Commercial Alliance (RCA) and the Commercial Real Estate Council (CREC).

**Grant Group**  
123 S. Broadway, Suite 100  
Edmond, OK 73034  
405.285.2100

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