



RETAIL SPACE FOR LEASE

1740 S SOONER

Oklahoma City, OK 73115



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EXECUTIVE SUMMARY



OFFERING SUMMARY	
Lease Rate:	\$23.00 SF/yr (NNN)
Building Size:	6,980 SF
Available SF:	1,439 SF
Year Built:	2024

PROPERTY OVERVIEW

Now leasing: brand-new professional office/retail space built in 2024, ideally located on Sooner Rd just north of I-40. This high-visibility property offers modern design, ample parking, and convenient access—perfect for medical, legal, or other professional services. Positioned in a growing corridor with strong traffic counts and excellent exposure. Ready for your business!

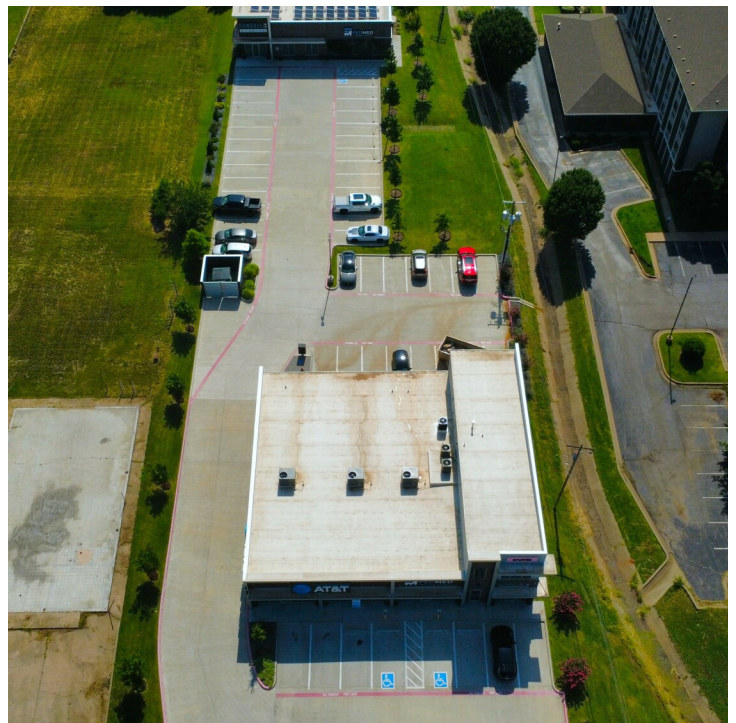
SPACES	LEASE RATE	SPACE SIZE
Suite B	\$23.00 SF/yr	1,439 SF

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ADDITIONAL PHOTOS

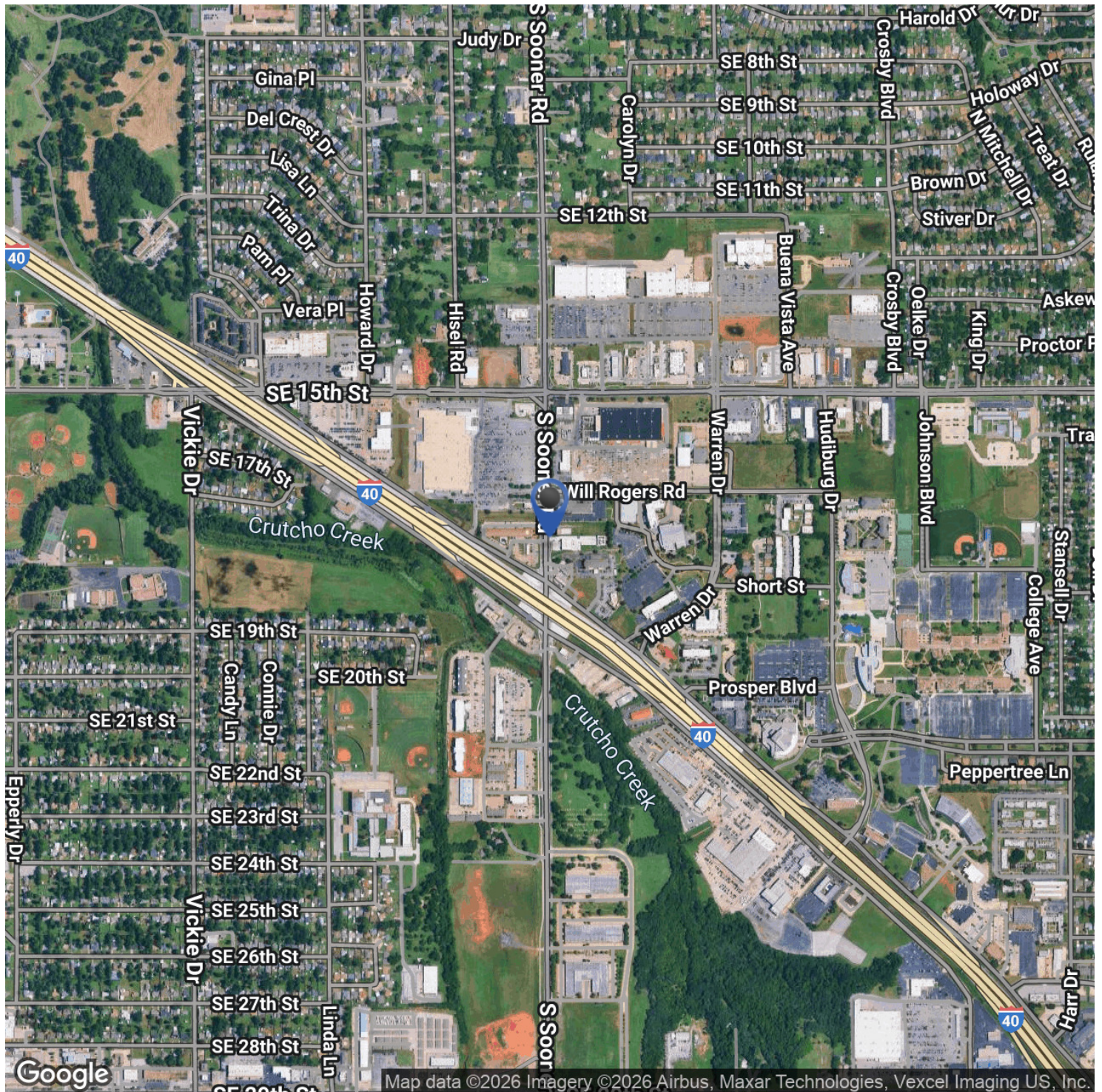


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LOCATION MAP

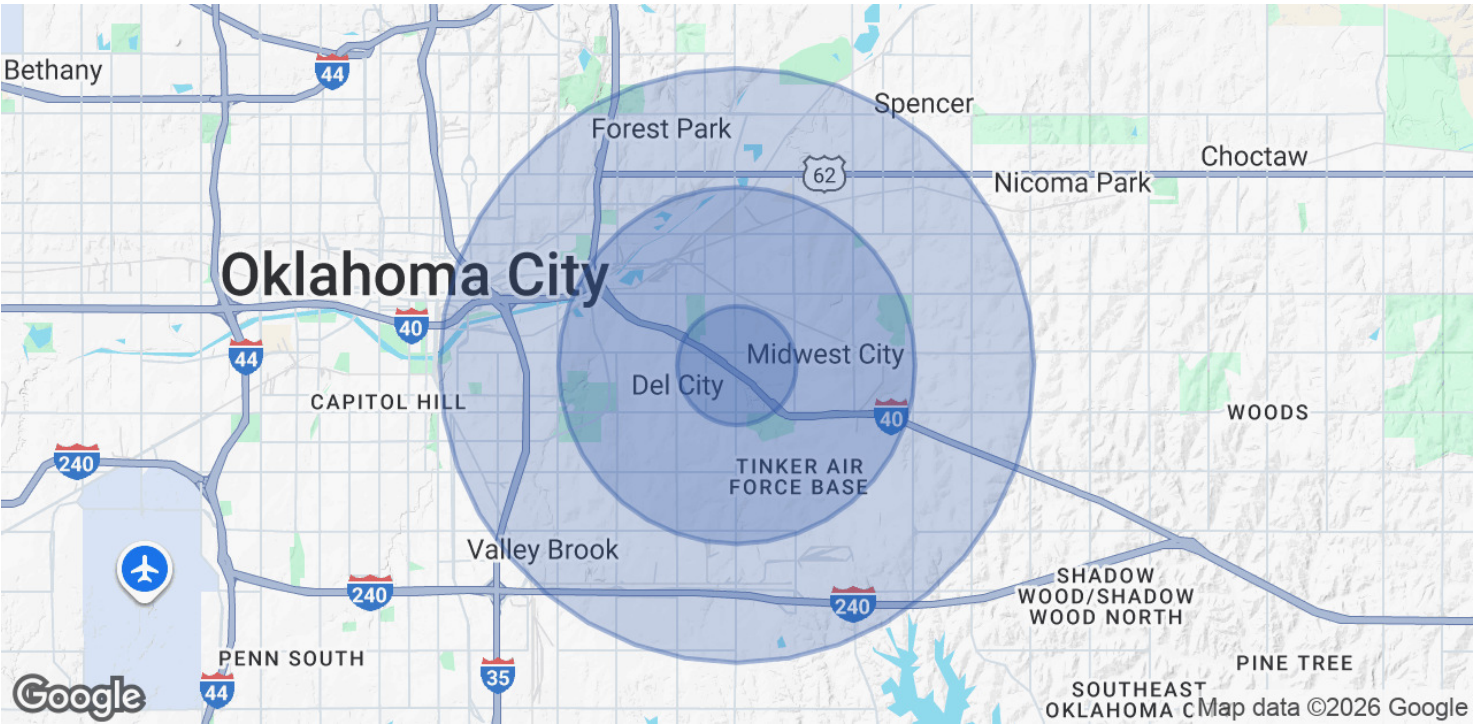


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,450	64,769	130,066
Average Age	39	38	38
Average Age (Male)	38	36	37
Average Age (Female)	41	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,559	26,287	52,781
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$53,178	\$62,849	\$66,541
Average House Value	\$129,037	\$152,491	\$177,348

Demographics data derived from AlphaMap