

212 NW 23RD STREET

212 NW 23rd St, Oklahoma City, OK 73103

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

212 NW 23rd Street presents a versatile retail leasing opportunity. With high foot and traffic count, the property ensures excellent visibility on 23rd Street, making it an ideal location for retailers seeking high visibility and a strong presence in the area. The lease terms include a triple net lease with a minimum commitment of 36 months.

LOCATION DESCRIPTION

Situated in the heart of the Uptown 23rd Street district, 212 NW 23rd Street is surrounded by an energetic retail and dining environment, making it an ideal location for a Retail or Street Retail tenant. This vibrant area is known for its diverse mix of shops, restaurants, and entertainment venues, creating a dynamic and bustling atmosphere. The property's close proximity to the Uptown 23rd Street district offers retailers an exciting opportunity to become part of a thriving commercial landscape in a prime Oklahoma City location.

PROPERTY HIGHLIGHTS

- Outside Broker protected. 3% Commission paid.
- SW Corner of NW 23rd St and Robinson
- High Visibility and Foot Traffic

Ian Duty-Dean

Managing Broker

405.928.6210

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OFFERING SUMMARY

BASE RENT:	\$18.00 SF/YR
NNN:	\$1.80 SF/YR
TOTAL RENT:	\$3,300.00 Per Month
NUMBER OF UNITS:	3
AVAILABLE SF:	2,000 SF
LOT SIZE:	23,294 SF
BUILDING SIZE:	5,280 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,273	34,850	75,693
TOTAL POPULATION	9,819	76,109	178,850
AVERAGE HH INCOME	\$100,801	\$72,931	\$73,388

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This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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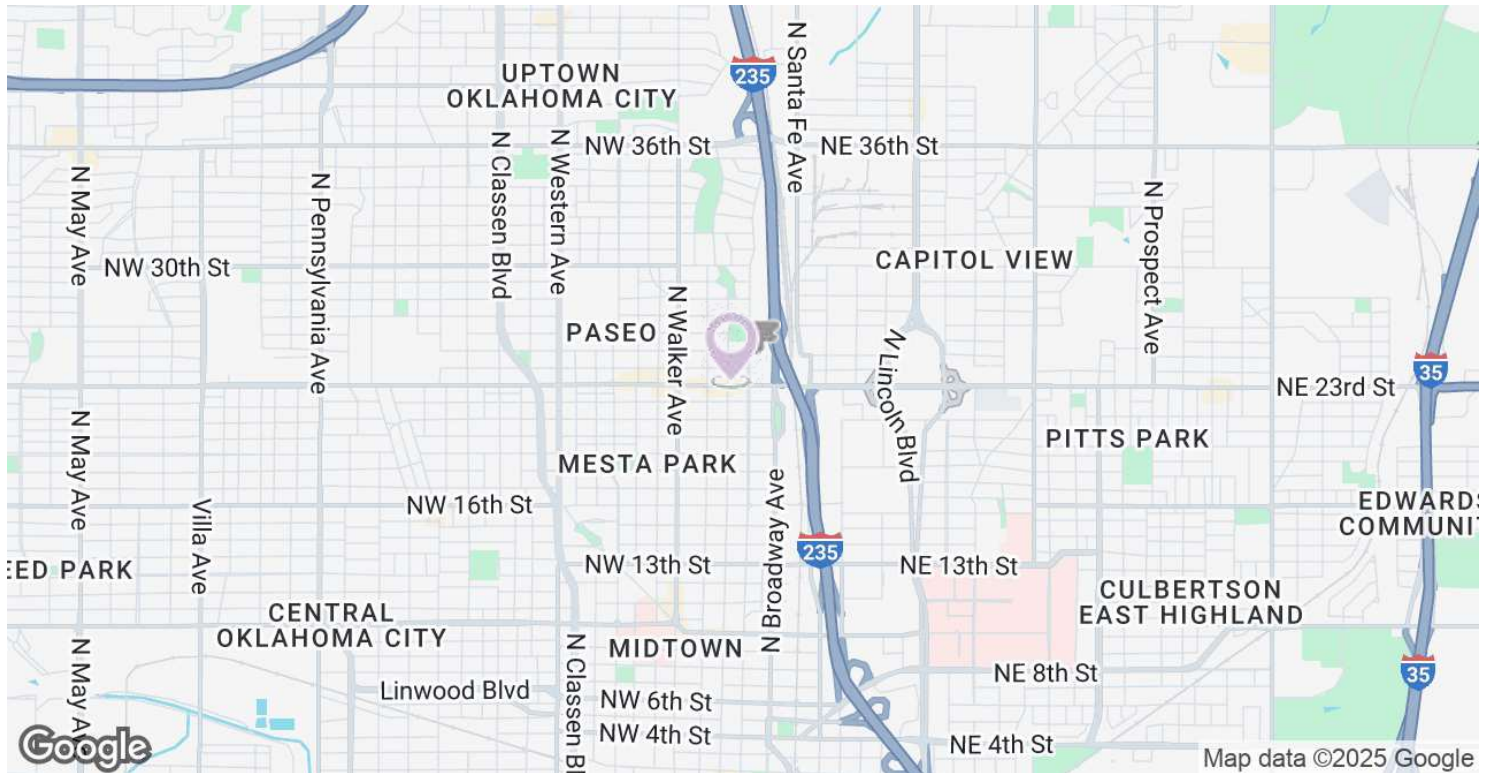


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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,819	76,109	178,850
AVERAGE AGE	37	38	38
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	37	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,273	34,850	75,693
# OF PERSONS PER HH	1.9	2.2	2.4
AVERAGE HH INCOME	\$100,801	\$72,931	\$73,388
AVERAGE HOUSE VALUE	\$432,167	\$273,778	\$259,266

Demographics data derived from AlphaMap

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