

A RETAIL LEASE OPPORTUNITY

200 S MAIN AVE

BLANCHARD, OK 73010



JUDY J. HATFIELD, CCIM

EQUITY COMMERCIAL REALTY ADVISORS, LLC
(405) 640-6167 office
(405) 640-6167 cell
jjhatfield@equityrealty.net



OFFERING SUMMARY

Total Available SF: 5,125 SF

Suite 101: 1,640 SF

Suite 102: 1,560 SF

Suite 103: 1,800 SF

Lease Rate: \$13.00/SF + NNN

NNN Rate: \$2.24/SF

Zoning: C-6 (Commercial)

PROPERTY HIGHLIGHTS

- Newly Renovated Retail Building for Lease with Frontage on S Main Ave in Blanchard, OK
- Remodel Includes 3 Store-Front Spaces with Single Restrooms and New HVAC (2023)
- Suites will be Separately Metered for Electricity, Gas, and Water | Current Electricity Provider is PSO and the Internet is Pioneer
- 2 Overhead Garage Doors Located in the Back of the Building - 1 Loading Ramp & 1 Loading Dock
- Ample On-Site Parking in Front and Side of the Building (13 Spaces) - Additional Parking in Rear Lot
- Traffic Counts (vehicles/day): S Main Ave - 16,800 | HWY 44 - 44,200

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
	Total Households	1,021	3,240	4,971
	Total Population	2,713	8,785	13,604
	Average HH Income	\$97,553	\$114,752	\$120,316

JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
jjhatfield@equityrealty.net

(405) 640-6167 cell
(405) 640-6167 office

200 S MAIN AVE
BLANCHARD, OK 73010



JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
jjhatfield@equityrealty.net

(405) 640-6167 cell
(405) 640-6167 office

200 S MAIN AVE
BLANCHARD, OK 73010



JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
jjhatfield@equityrealty.net

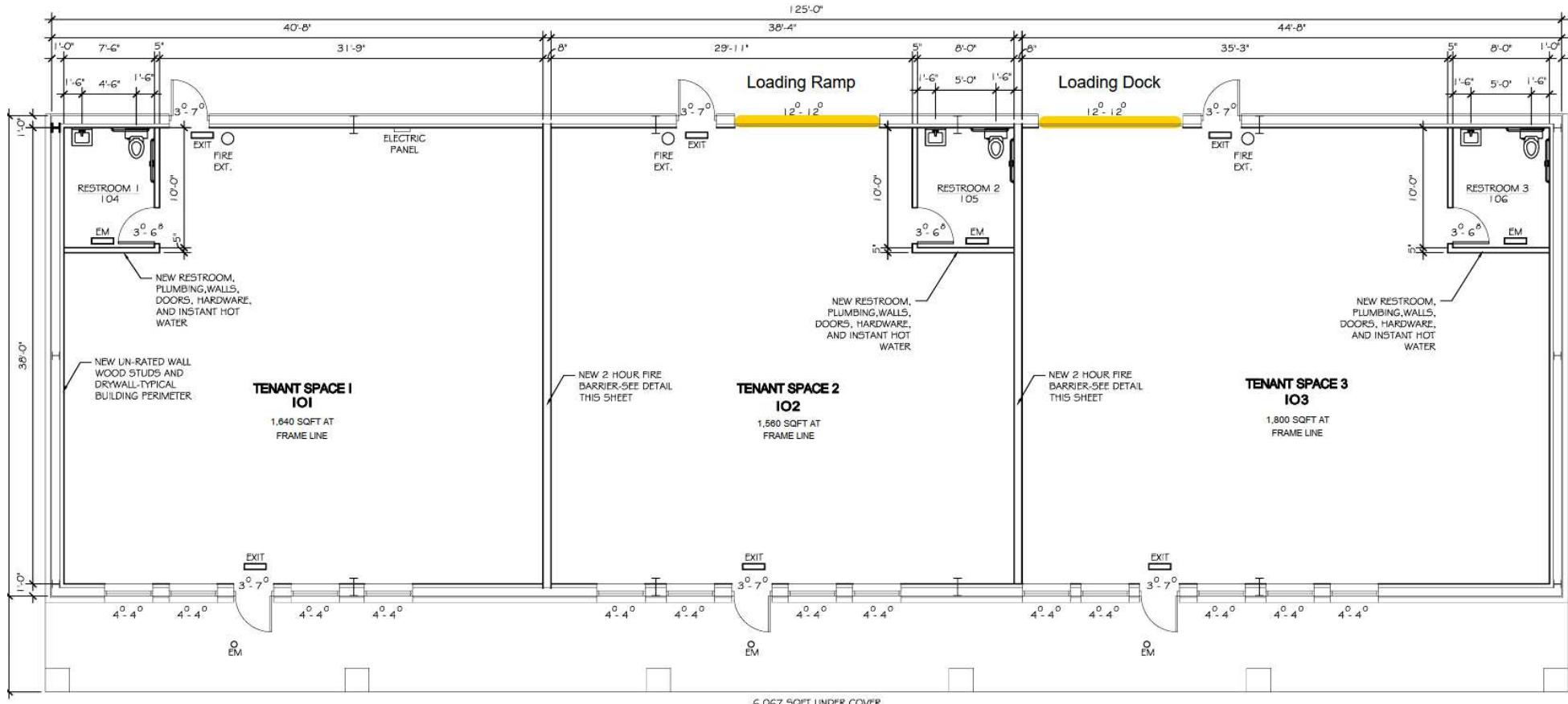
(405) 640-6167 cell
(405) 640-6167 office



JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
jjhatfield@equityrealty.net

(405) 640-6167 cell
(405) 640-6167 office



EXITEM SIGN NOTE:
 EXIT SIGNS TO CONTAIN 90 MIN BATTERY BACKUP AND EGRESS LIGHTING
 EM FIXTURES TO HAVE 90 MIN BATTERY BACKUP

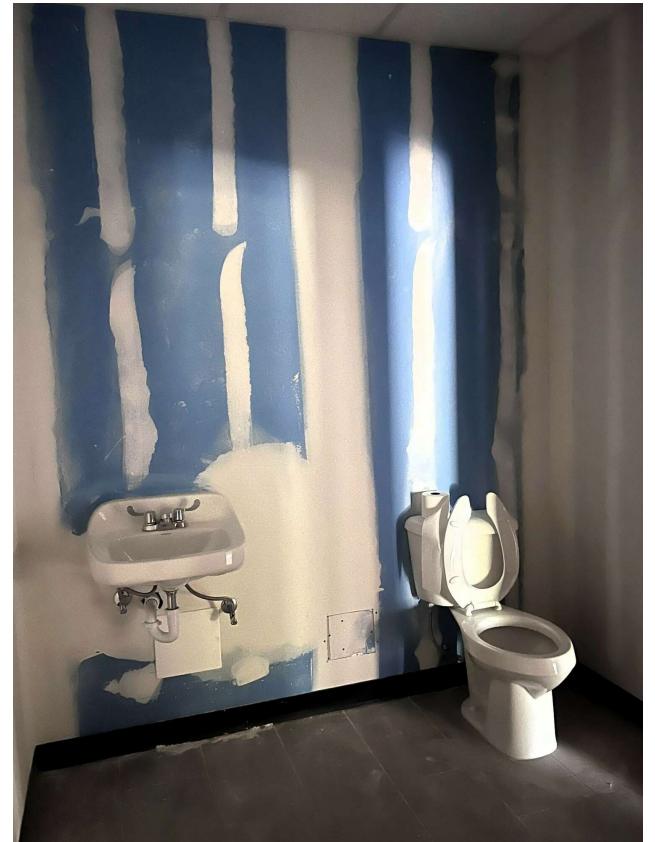
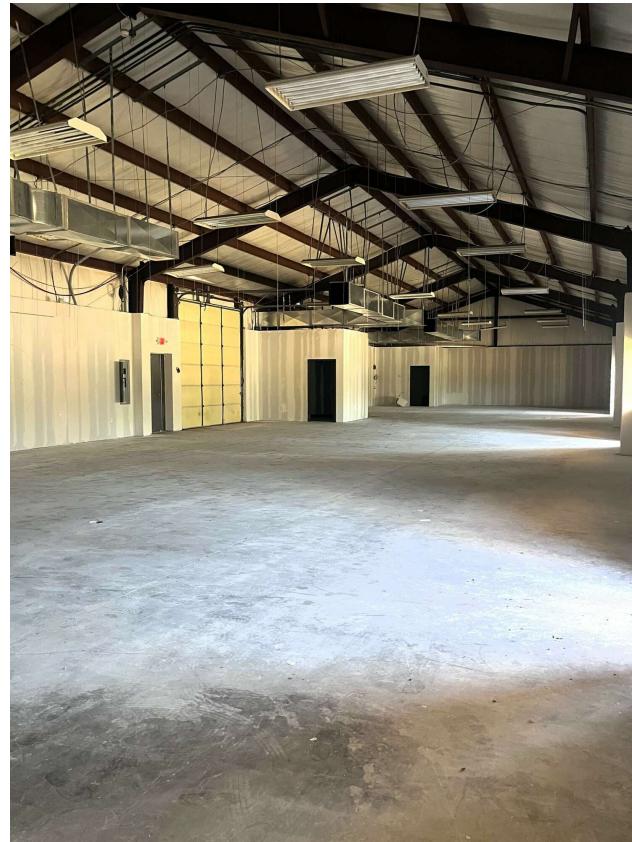
FIRE EXTINGUISHER NOTE:
 VERIFY EXACT LOCATION WITH FIRE MARSHAL AND EQUIPMENT
 MANUFACTURER REQUIREMENTS



JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
 jjhatfield@equityrealty.net

(405) 640-6167 cell
 (405) 640-6167 office



JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
jjhatfield@equityrealty.net

(405) 640-6167 cell
(405) 640-6167 office

200 S MAIN AVE
BLANCHARD, OK 73010



JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
jjhatfield@equityrealty.net

(405) 640-6167 cell
(405) 640-6167 office

200 S MAIN AVE
BLANCHARD, OK 73010



JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
jjhatfield@equityrealty.net

(405) 640-6167 cell
(405) 640-6167 office