

A RETAIL LEASE OPPORTUNITY

200 S MAIN AVE

BLANCHARD, OK 73010



JUDY J. HATFIELD, CCIM

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ER Equity
Commercial
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SINCE 1981



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

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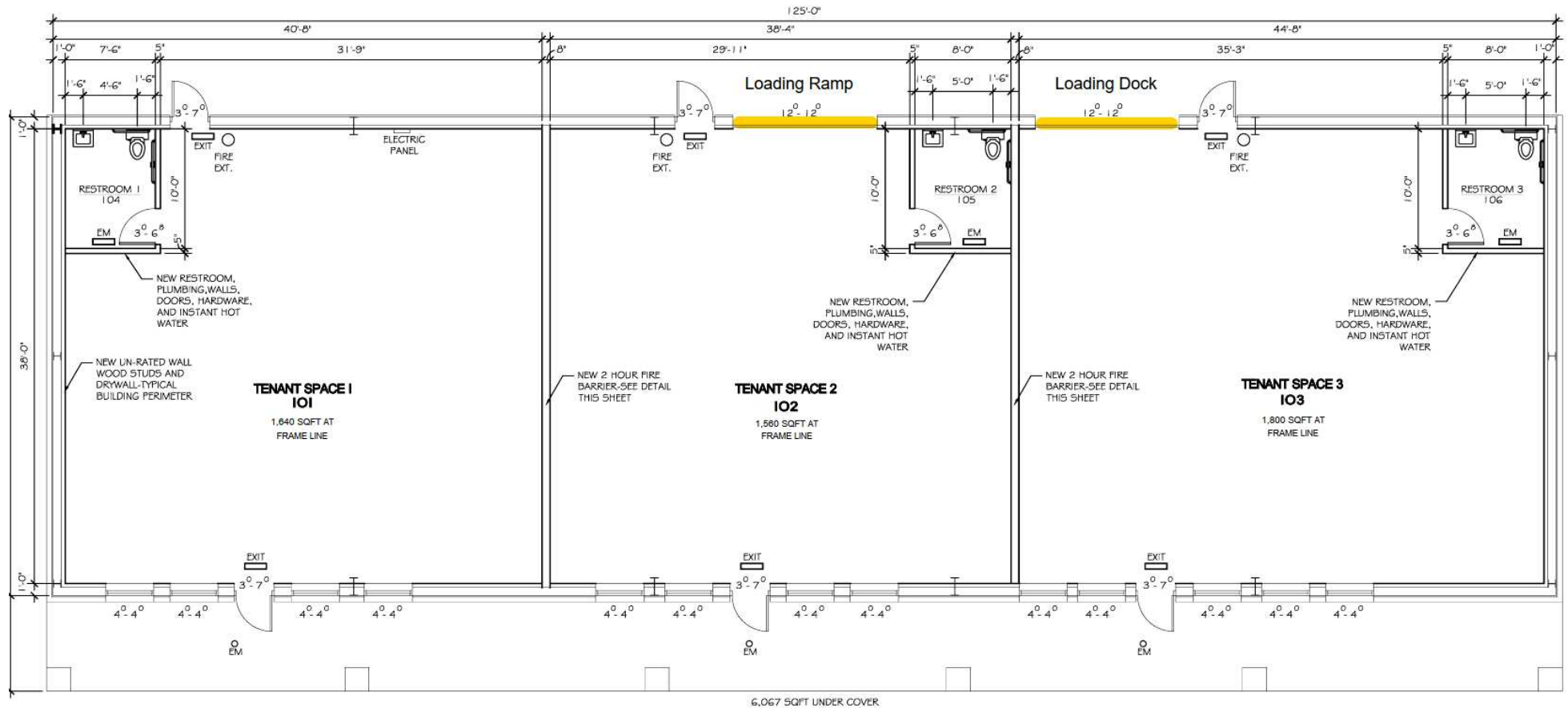
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FLOOR PLAN
SCALE: 3/16" = 1'-0"
North

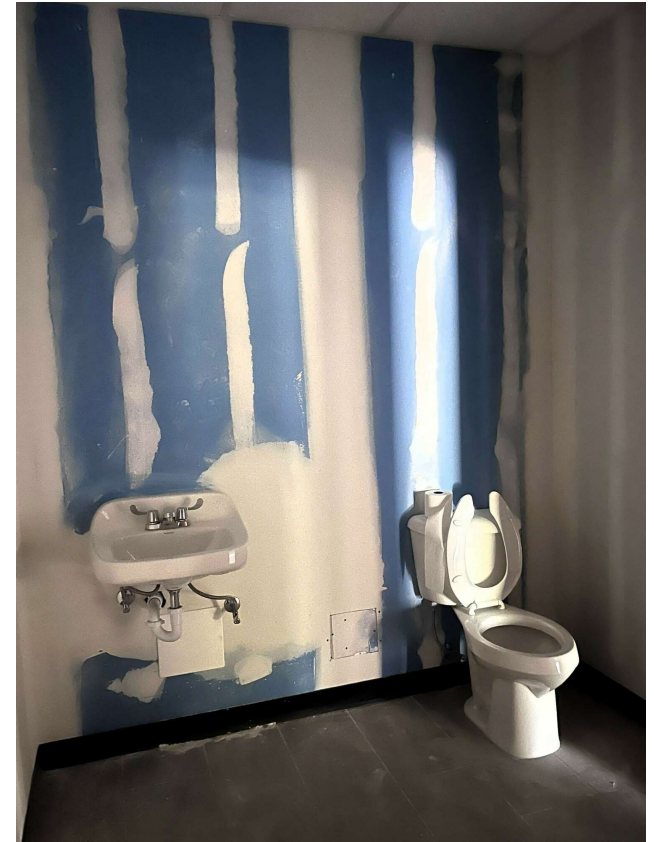
EXIT/EM SIGN NOTE:
EXIT SIGNS TO CONTAIN 90 MIN BATTERY BACKUP AND EGRESS LIGHTING
EM FIXTURES TO HAVE 90 MIN BATTERY BACKUP

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

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