



OFFERING SUMMARY

Available SF:	1,700 SF
Lease Rate:	\$1,700/mo. NNN
Insurance + Taxes:	\$183/mo.
Lot Size:	0.97 Acres
Total Building Size:	10,437 SF
Year Built/Renovated:	1997 / 2023
Zoning:	C-2 (Commercial)

PROPERTY HIGHLIGHTS

- Conveniently Located just off I-35 and W Lindsey Street, Close to the University of Oklahoma
- High Traffic Area | Traffic Counts (VPD): 24th Ave SW - 19,387 | W Lindsey St - 26,900 | I-35 - 110,000
- Newly Remodeled Interior with 2 ADA-Compliant Restrooms
- Great Visibility & Signage Available on Large Pylon
- Tenant Responsible for Utilities (Electric/Gas/Water)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,871	24,278	48,002
Total Population	8,831	61,796	119,791
Average HH Income	\$85,941	\$88,460	\$91,402

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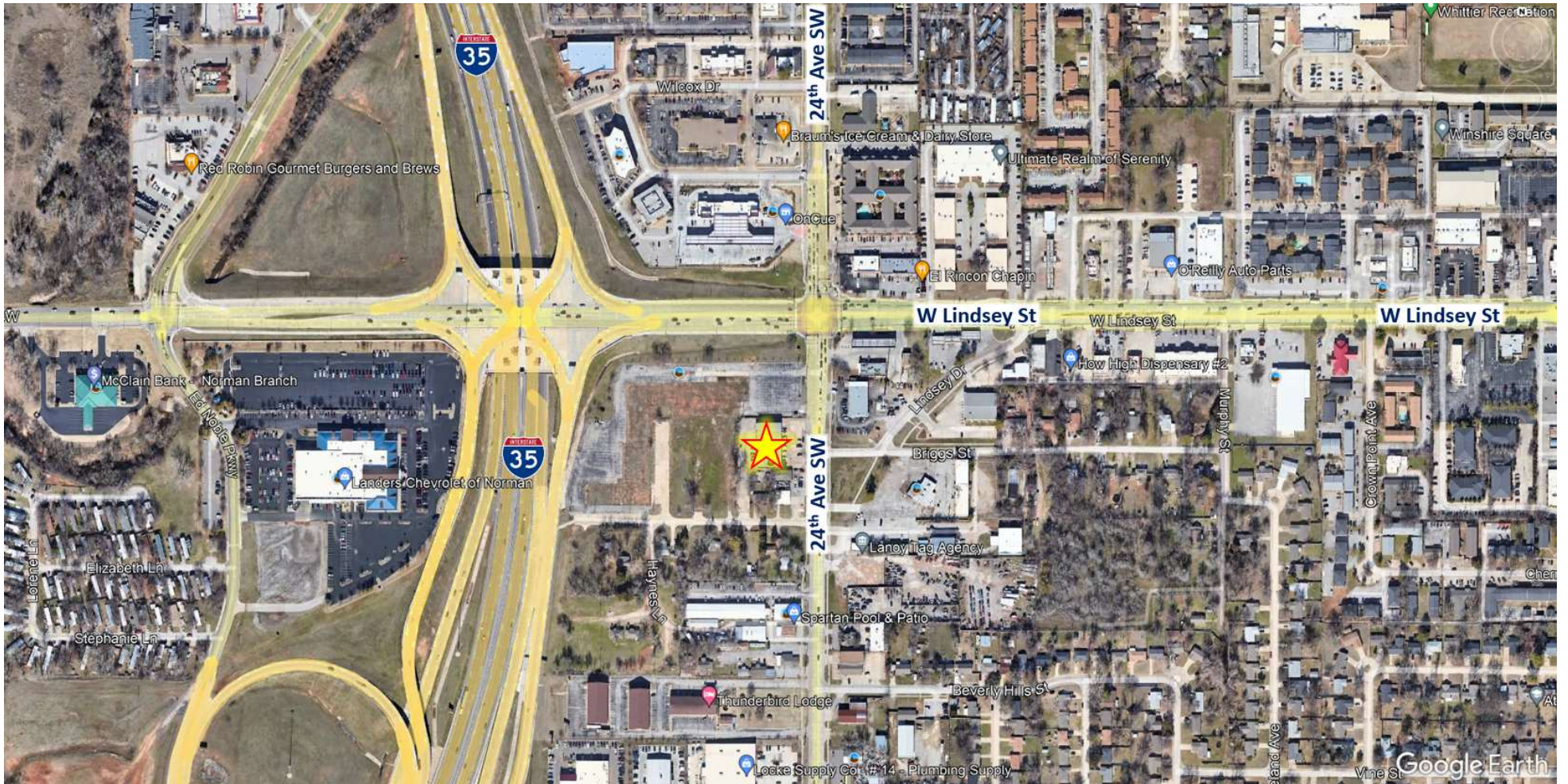
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