

RETAIL SPACE FOR LEASE

116 S. MAIN ST. LUTHER, OK

116 S Main St, Luther, OK 73054

TYLER HUXLEY
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GARRETT MCGINNIS
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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (MG)
Building Size:	4,964 SF
Available SF:	2,250 SF
Lot Size:	3,441 SF
Number of Units:	2
Year Built:	1900
Renovated:	2015
Zoning:	Business (Commercial)
Market:	Oklahoma City Metro
Submarket:	Luther, Oklahoma

PROPERTY OVERVIEW

Introducing a completely restored 19th century building nestled in downtown Luther, Oklahoma just a stone's throw away from Route 66. This prime location presents an exciting opportunity for any retail or restaurant wanting to cater to the flourishing population along the Oklahoma City/Luther border. The property boasts an expansive dining room, room for a chef's kitchen, ADA-compliant bathrooms, multiple offices, and even event space. Don't miss out on the chance to witness the allure and the extraordinary rapport this property has built with its residents and customers over the past 8 years.

PROPERTY HIGHLIGHTS

- 4,964 SF building
- 2,250 SF available
- Built in 1900
- Renovated in 2015
- Zoned Business (Commercial)
- Located in Oklahoma City Metro area

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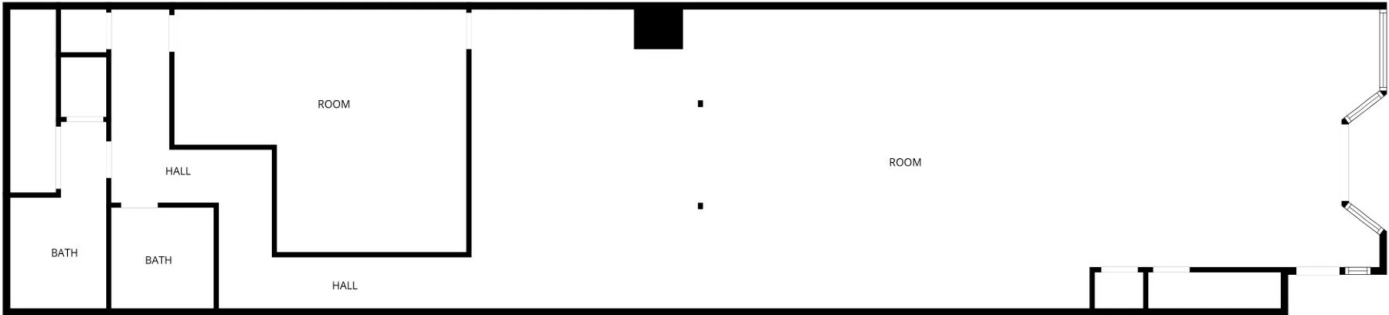
Additional Photos



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Floor Plans

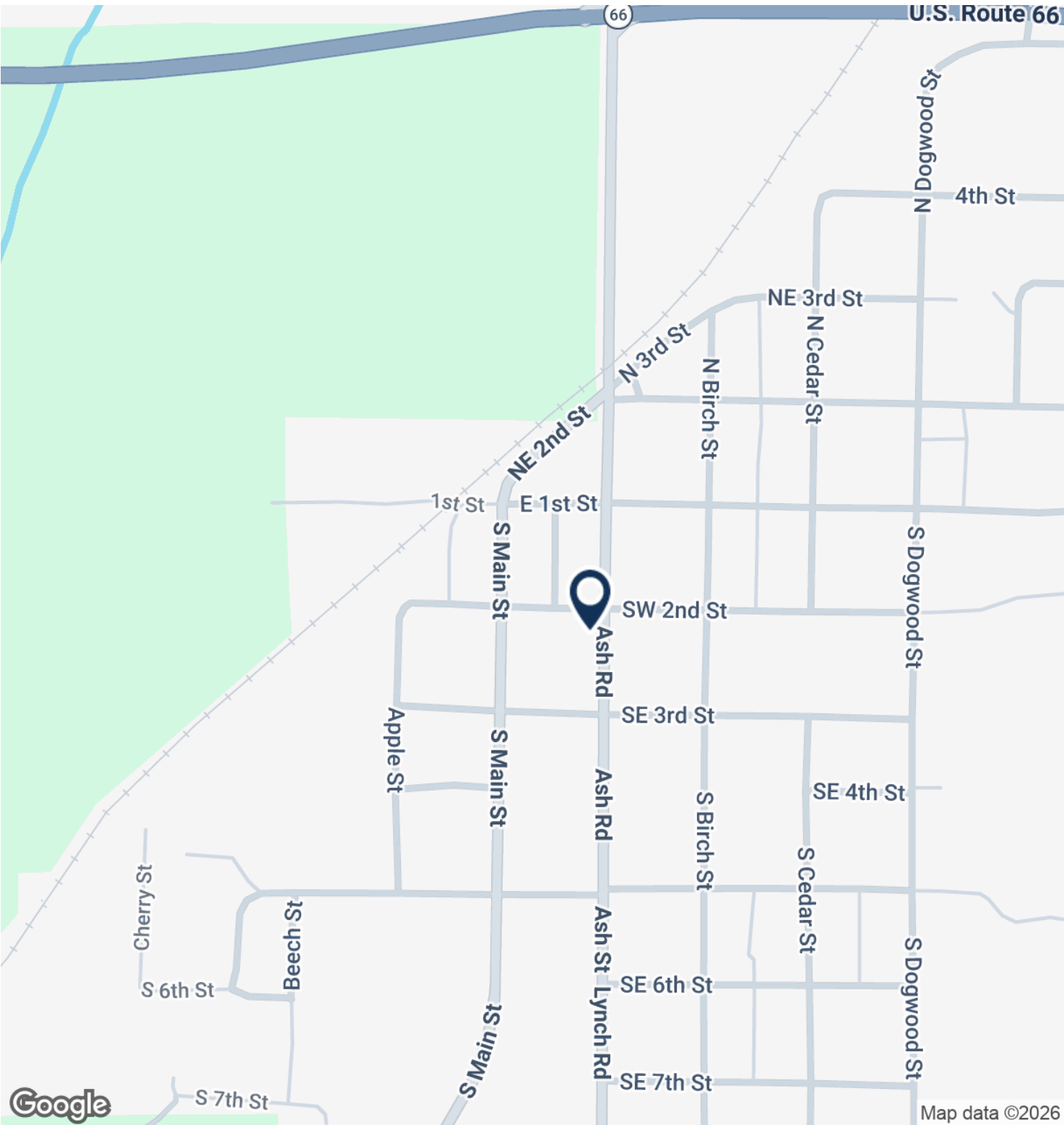


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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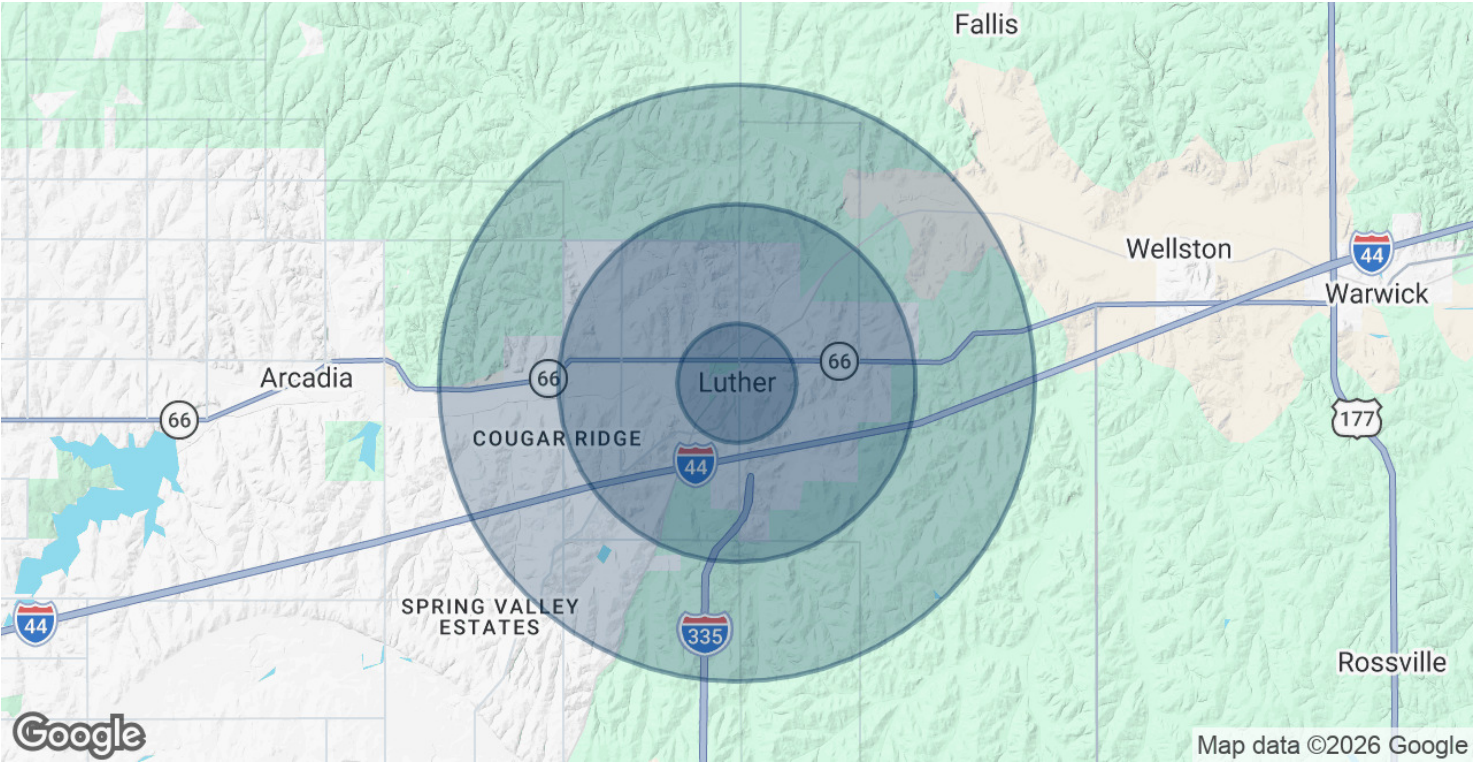
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Location Map



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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	425	2,113	4,578
Average Age	39.0	42.4	42.9
Average Age (Male)	31.3	39.1	41.2
Average Age (Female)	47.8	45.2	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	174	865	1,835
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$52,801	\$68,125	\$76,056
Average House Value	\$159,421	\$185,009	\$188,589

2020 American Community Survey (ACS)

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