



### Location:

1605 E 1st St, Suite B, Chandler, OK 74834

### Property Highlights:

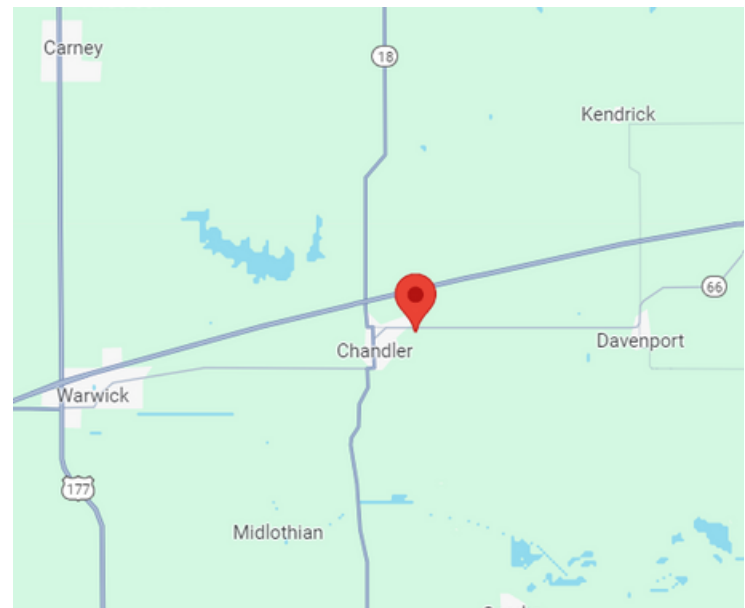
- Size: 1,150 SF
- Rent Rate: \$13.00/SF
- NNN: est. \$3.00/SF
- Condition: White-box, 1 ADA Restroom

### Traffic Counts:

E 1st St: 7,700 VPD  
S Industrial Blvd: 2,000 VPD  
Manvell Ave: 7,000 VPD

### Demographics:

	1 Mile	3 Miles	5 Miles
2022 Population	1,226	3,707	4,985
Daytime Population	1,465	4,405	5,156
Avg. HH Income	\$80,295	\$82,230	\$84,933



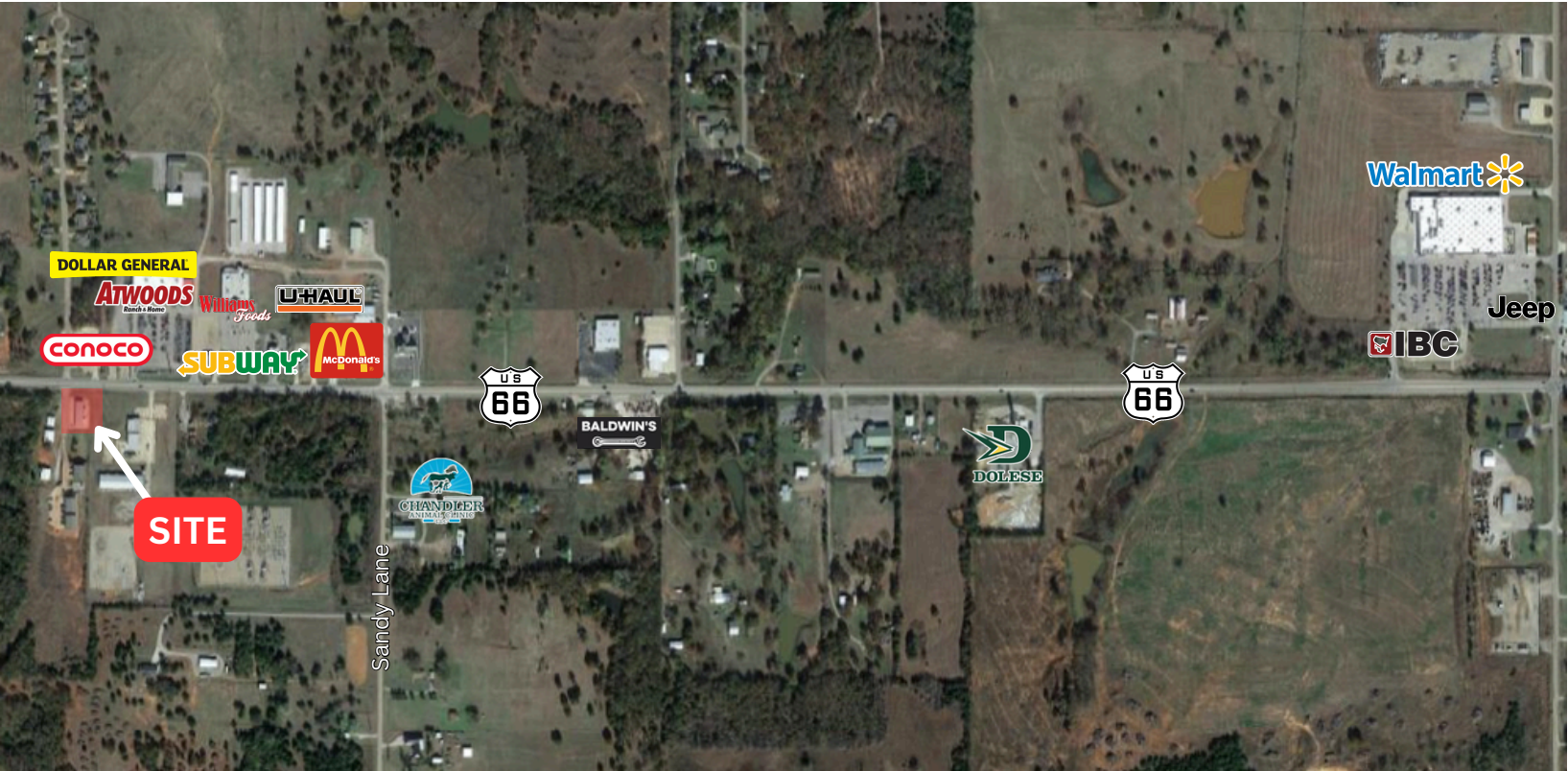
**For More Information:** Cole Smith | (405) 245-4469  
cole.smith@plainscre.com

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# PLAINS

Commercial Real Estate

FOR LEASE | RETAIL / OFFICE  
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