

**5889 Hwy 277  
Elgin, OK 73538**

**RETAIL PROPERTY FOR  
LEASE**



### **OFFERING SUMMARY**

Lease Rate: \$18 PSF + (NNN)

Available SF:  $\pm 1,000$  -  $\pm 4,600$  SF

Year Built: 2023

Building Size:  $\pm 8,000$  SF

### **PROPERTY OVERVIEW**

Retail and office space for lease in newly constructed West Elgin Plaza. Landlord will provide new white box build for lease. Nearby businesses include: Hilary Communications, Rising Eagle Brewery, Century 21, Burrito's Mico's, Arvest Bank, Braum's China Garden, McDonald's, Billy Sim's Barbeque, Sonic, Subway, Ace Hardware, Scott's House of Flowers, Dollar General, Family Dollar, William's Food, and Boompa's Burgers.

### **PROPERTY HIGHLIGHTS**

- Ready for buildout
- New construction
- Seconds from I-44

### **MELISSA BUSSE**

580.353.6100

mbusse@insightbrokers.com

Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.

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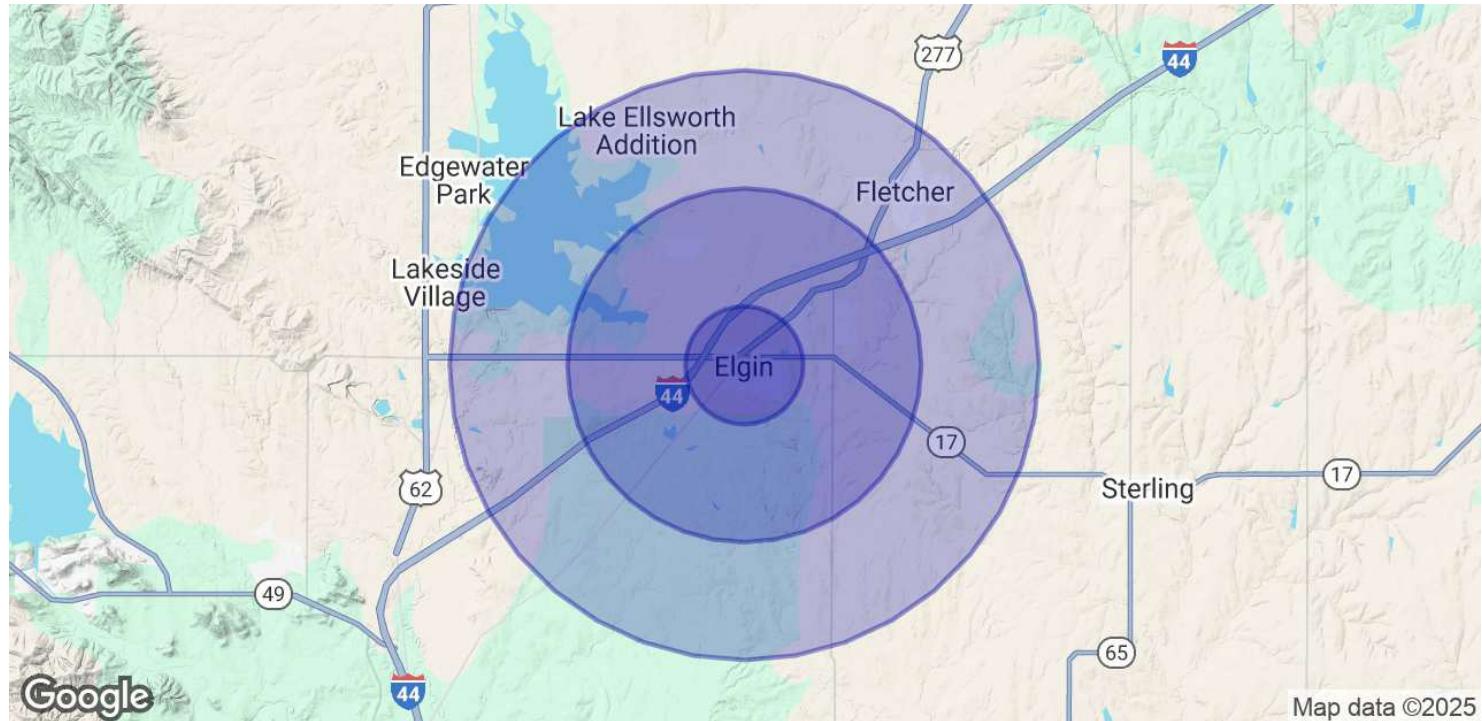
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,220	3,521	5,849
Average Age	31.3	33.3	35.3
Average Age (Male)	30.9	33.1	34.0
Average Age (Female)	31.7	33.8	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	566	1,408	2,482
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$54,029	\$67,750	\$65,770
Average House Value	\$127,417	\$173,346	\$173,458

2020 American Community Survey (ACS)

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