

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$17.25 SF/yr (NNN)
Building Size:	3,185 SF
Available SF:	1,000 - 3,000 SF
Number of Units:	3
Year Built:	2004

### PROPERTY OVERVIEW

Three (3) 1,000 sqft bays in a sought-after S Sooner Rd location. Capture attention with high foot traffic and excellent visibility. Perfect for retail, offices, or services, each bay offers flexibility for your business needs. Ample parking ensures convenience for customers

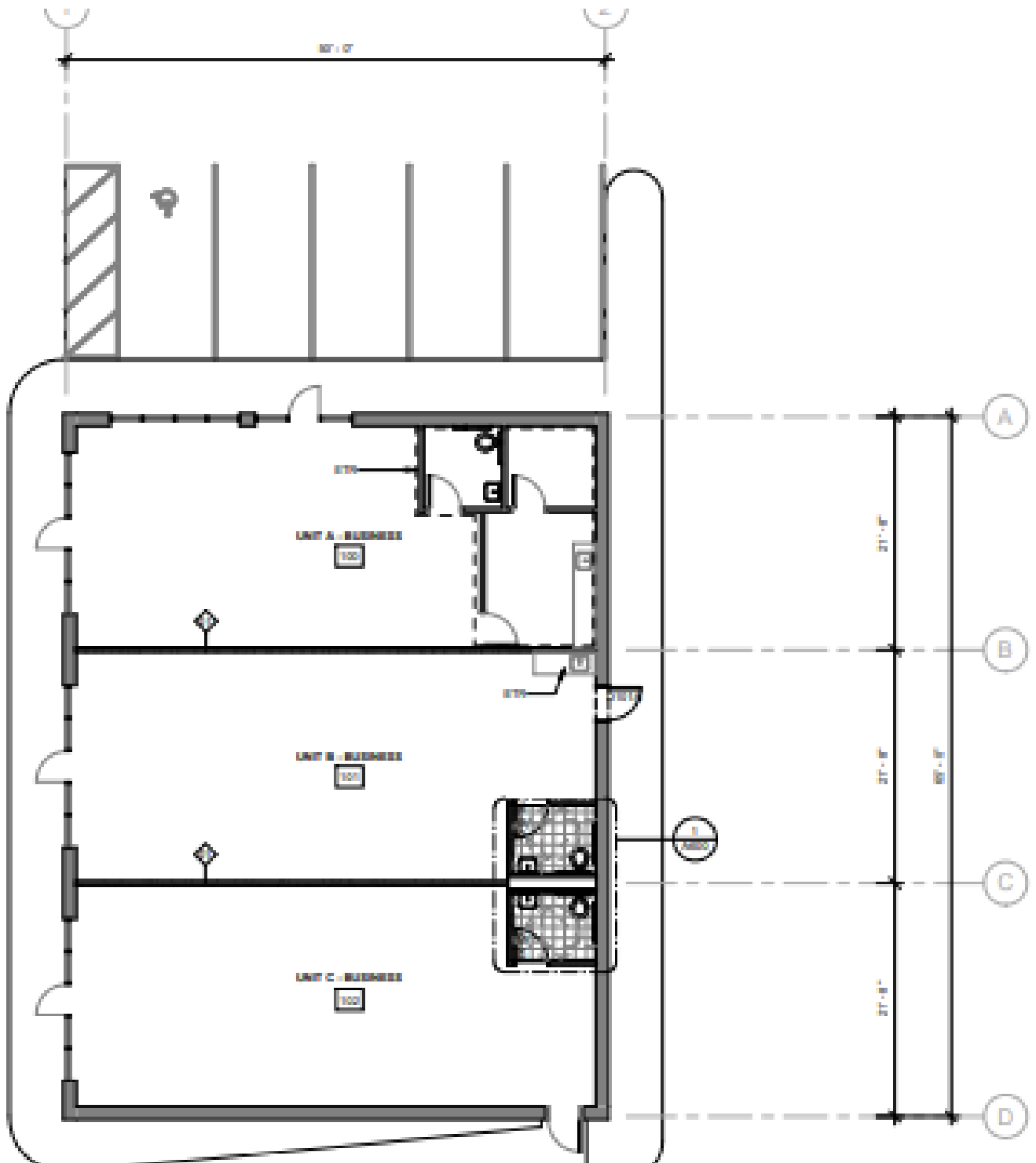
### PROPERTY HIGHLIGHTS

- Pick-up Window Available
- High Visibility
- Ample Parking

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## ADDITIONAL PHOTOS

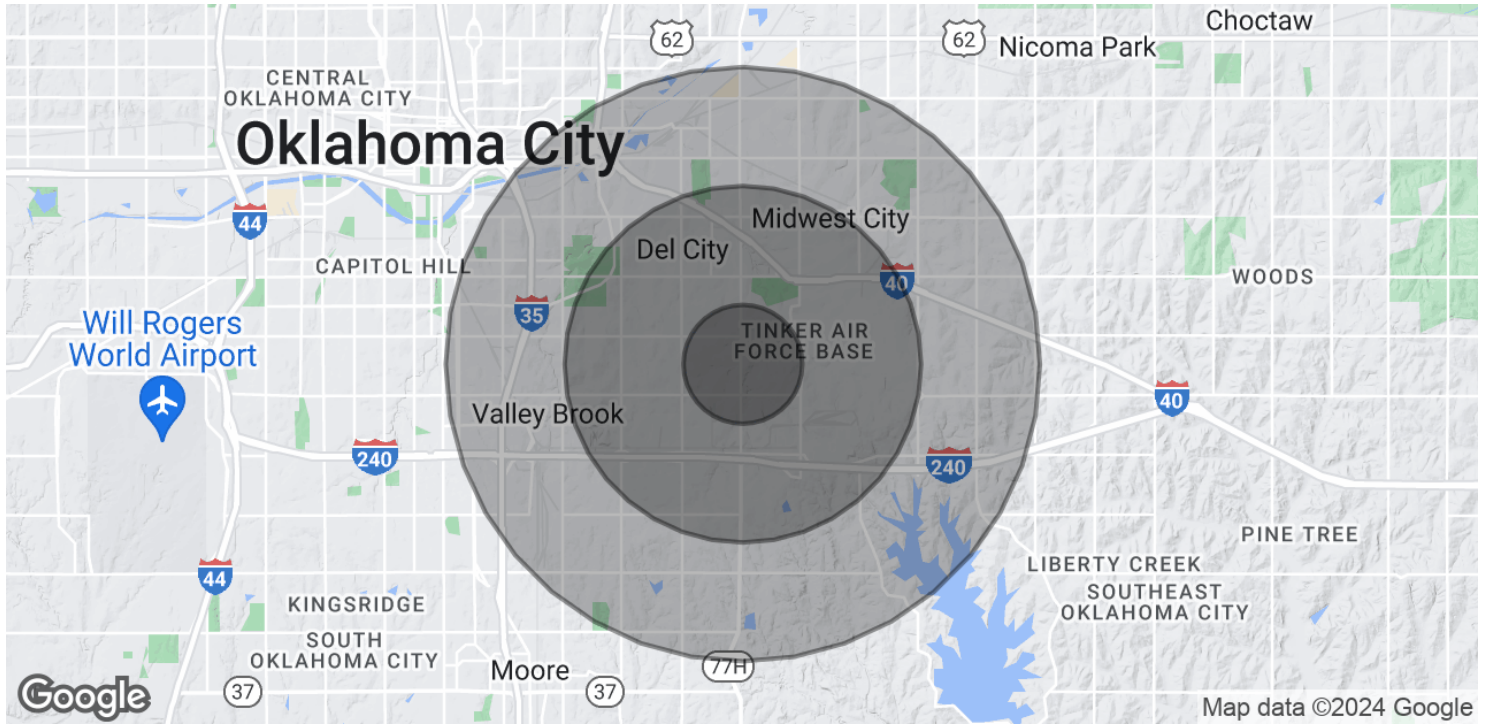


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,043	51,954	117,241
Average Age	34.9	34.4	34.5
Average Age (Male)	34.5	33.9	34.2
Average Age (Female)	36.5	35.7	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,482	22,233	49,071
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$58,258	\$52,460	\$56,010
Average House Value	\$142,217	\$101,839	\$109,479

2020 American Community Survey (ACS)

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