



RETAIL SPACE FOR LEASE

1219- 1223 NORTH BROADWAY AVENUE
Moore, OK 73160



TYLER HUXLEY

405.973.8435
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GARRETT MCGINNIS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$8.00 - 15.00 SF/yr (NNN)
Building Size:	11,020 SF
Available SF:	1,600 - 6,870 SF
Year Built:	1974
Renovated:	2025

PROPERTY OVERVIEW

Prime strip center located off I-35 in Moore, offering excellent visibility and easy highway access. This well-maintained center features ample parking and a variety of suite sizes to accommodate retail, office, or service-based tenants. Ideal for businesses seeking high traffic exposure in a growing commercial area.

- Suite 1223 has 3 overhead doors, warehouse space in the back, potential for a drive-through, and yard space.

PROPERTY HIGHLIGHTS

SPACES	LEASE RATE	SPACE SIZE
1221	\$15.00 SF/yr	1,600 SF
1223	\$8.00 SF/yr	5,270 SF
Combined Availability	\$13.00 SF/yr	6,870 SF

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ADDITIONAL PHOTOS

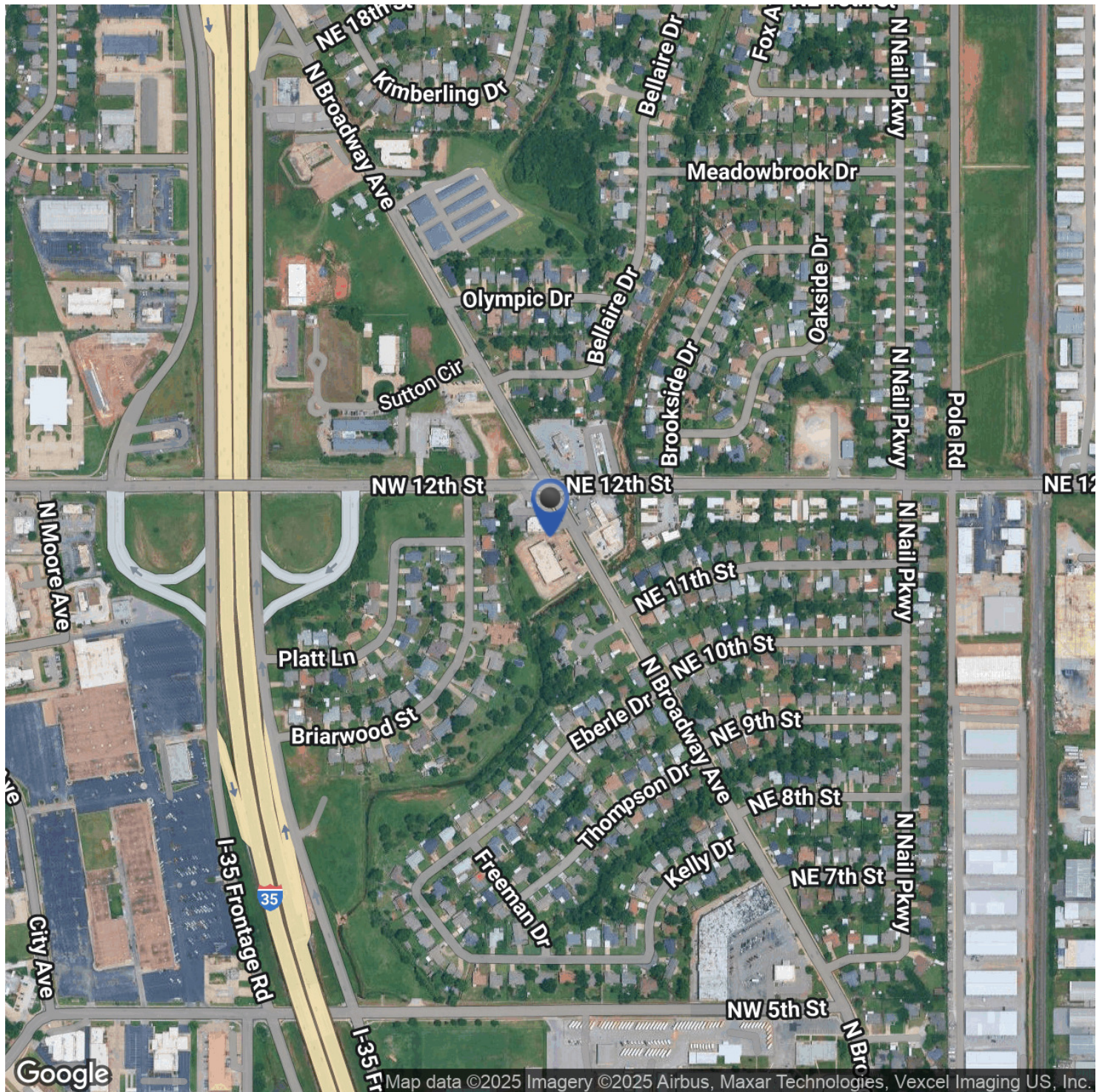


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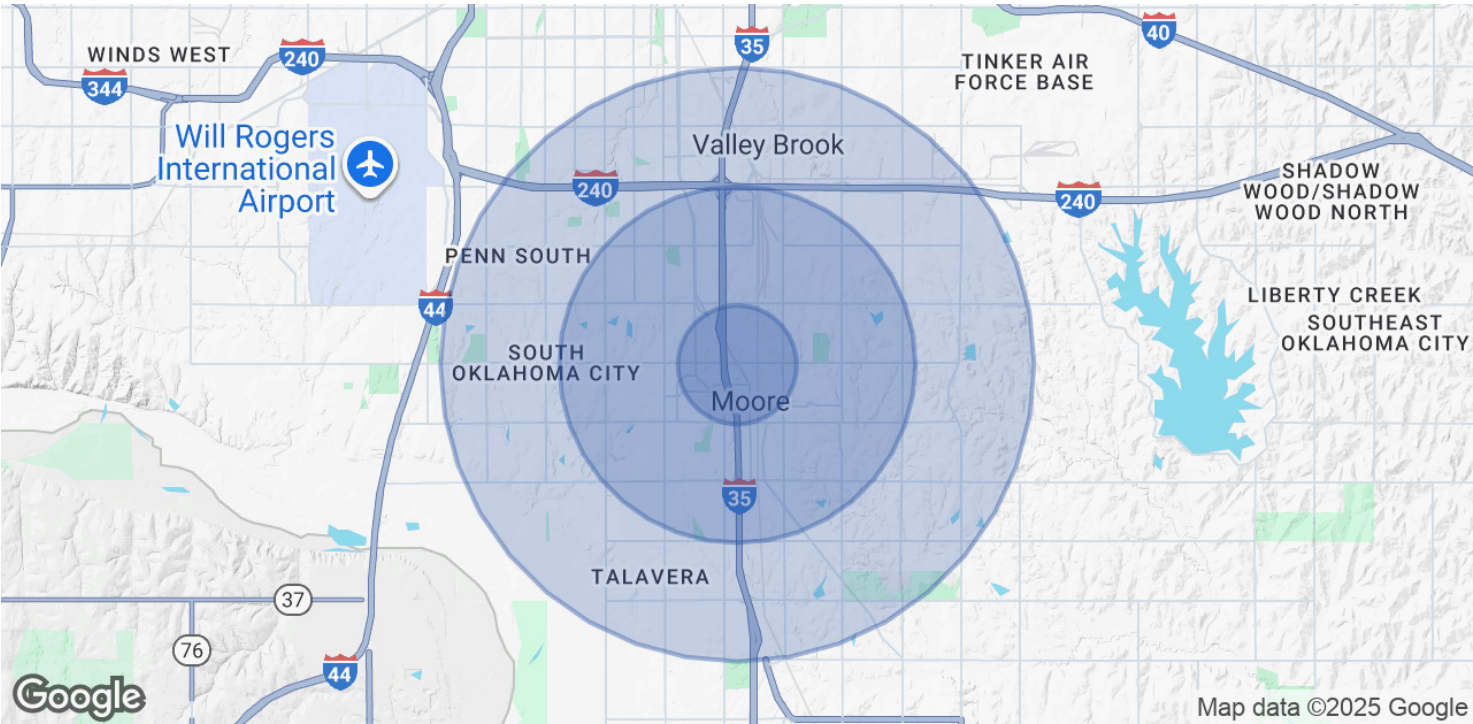
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,423	84,317	167,475
Average Age	37	38	38
Average Age (Male)	35	36	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,192	32,980	63,608
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$74,945	\$83,723	\$84,690
Average House Value	\$166,675	\$221,114	\$224,403

Demographics data derived from AlphaMap