

## 1900 SOUTH AIR DEPOT BOULEVARD

## MIDWEST CITY, OK 73110



### PROPERTY DESCRIPTION

Situated on Air Depot Boulevard, this location is conveniently positioned less than half a mile from Interstate 40, which sees a daily traffic flow of 81,700 vehicles. The area is surrounded by prominent businesses including Dollar General, Cici's Pizza, Schlotzsky's, The Catch, Tropical Smoothie Cafe, Swig, McAlister's Deli, Office Depot, and Lowe's. Additionally, the Midwest City Town Center Plaza, located at the nearby highway intersection, hosts a range of retailers such as Petsmart, Best Buy, Five Below, Mathis Home, and Target.

### TRAFFIC COUNTS

Location	Direction	Count
S Air Depot	north	22,380
S Air Depot	south	24,818

### OFFERING SUMMARY

Lease Rate	\$12.00 SF/yr (NNN)
Available SF:	1,300 SF
Building Size:	25,742 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 1906	\$12.00 SF/yr	1,300 SF

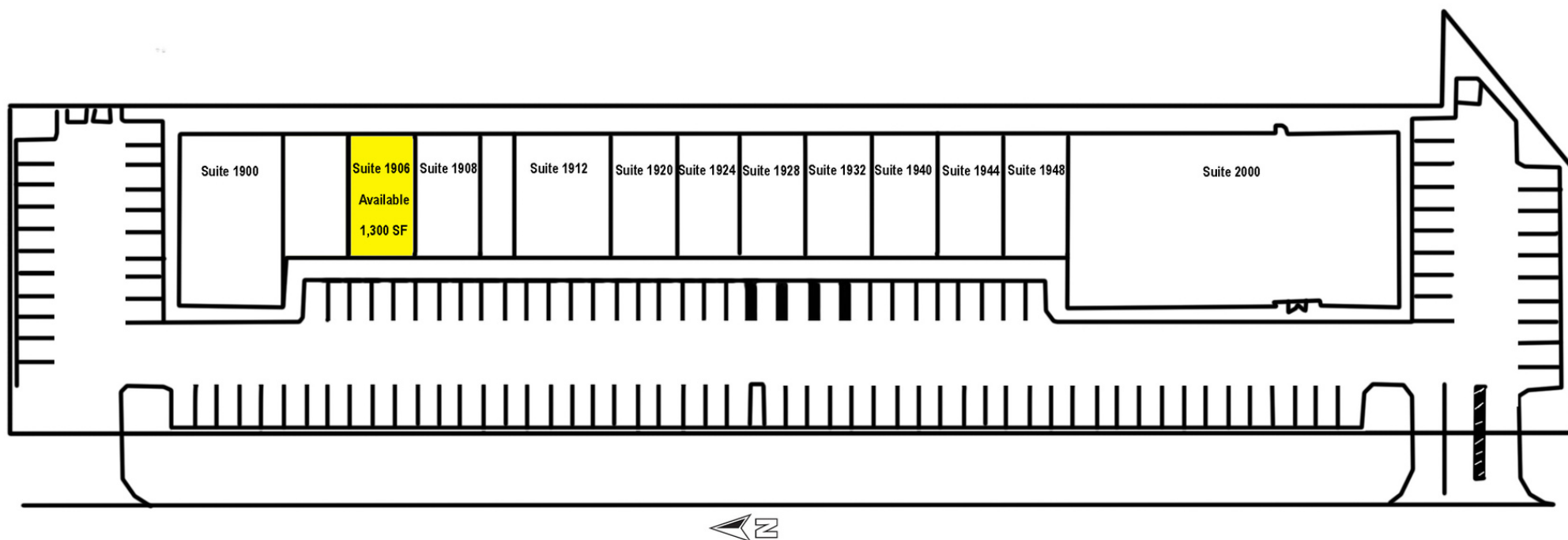
### GEORGE WILLIAMS, CCIM

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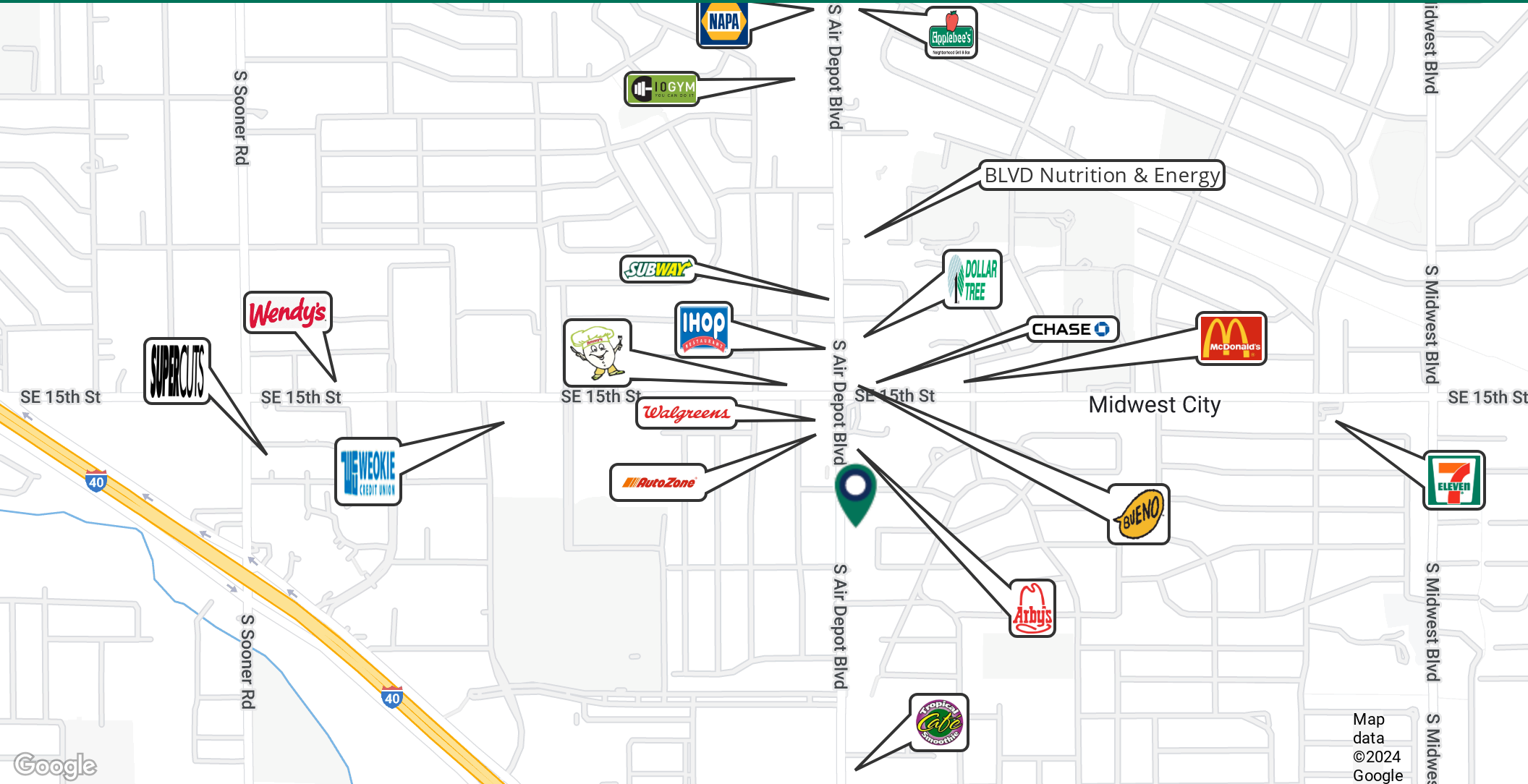
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Map data  
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Google

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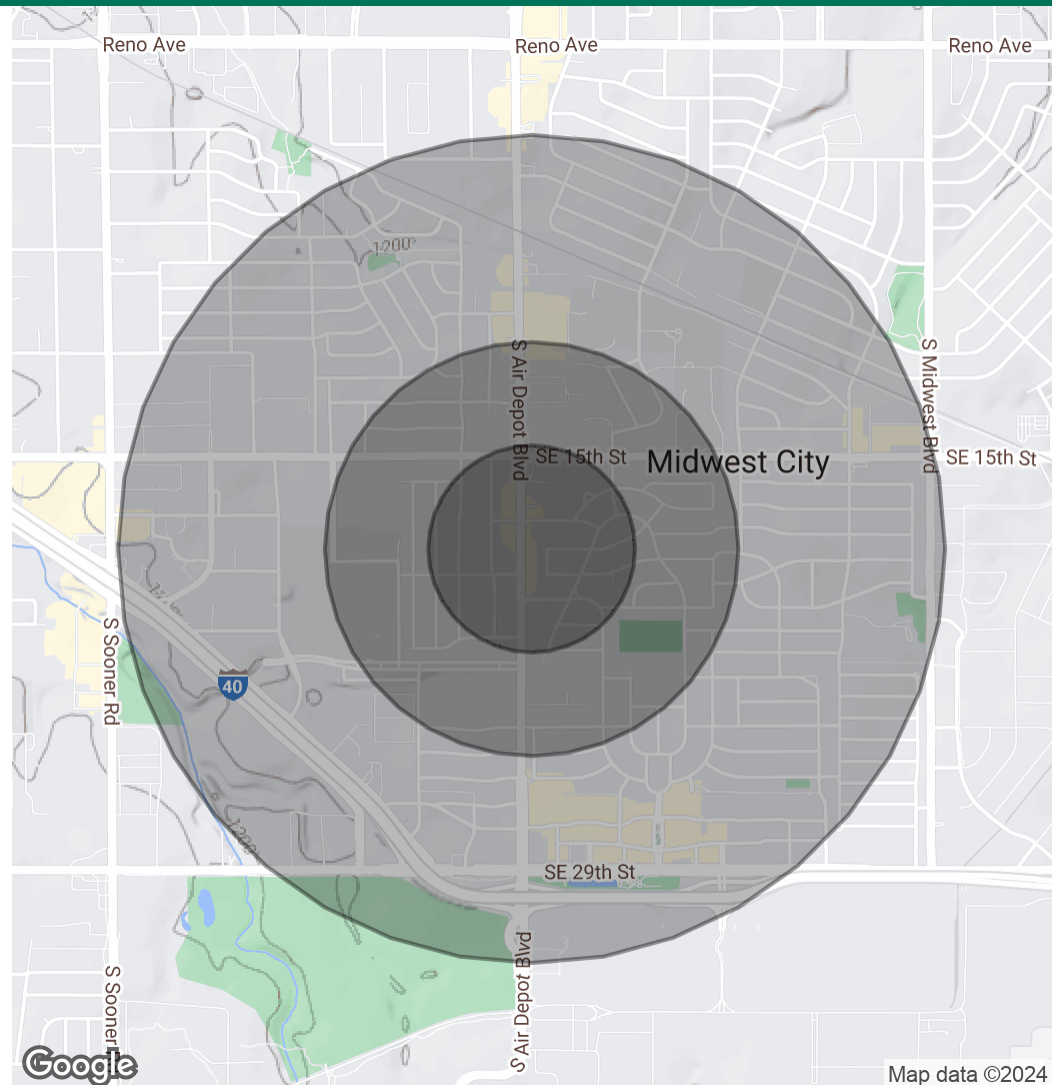
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	900	3,226	10,689
Average Age	35.7	35.6	35.4
Average Age (Male)	49.3	46.2	39.4
Average Age (Female)	31.0	32.7	34.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	442	1,497	4,756
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$40,572	\$39,808	\$43,537
Average House Value	\$82,086	\$78,089	\$70,383

\* Demographic data derived from 2020 ACS - US Census

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