

# 215 N WESTERN AVE

215 N Western Ave, Oklahoma City, OK 73106

## INDUSTRIAL PROPERTY FOR LEASE



### PROPERTY DESCRIPTION

215 N Western Ave offers a versatile layout, allowing for flexible usage to suit a variety of business needs. The space features large windows that flood the interior with natural light, creating a welcoming and productive environment for retail or office use. Easy access to major transportation routes, this property provides convenience for both employees and clients.

### LOCATION DESCRIPTION

Located just a few blocks west of Oklahoma City's West Village District, this area has seen tremendous growth over the past decade. Hotels, apartments, shops and offices have revitalized a historically industrial area. The neighborhood is now home to multiple concert venues, breweries, and restaurants. With the recent demolition of the Purina plant and the forthcoming demotion of the county jail, the area is preparing to build on its current momentum.

### PROPERTY HIGHLIGHTS

- Great showroom space!
- Dock and drive-in doors
- 18' clear height warehouse

### OFFERING SUMMARY

LEASE RATE:	\$5,000.00 per month (MG)
AVAILABLE SF:	8,820 SF
LOT SIZE:	14,074 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,623	34,754	85,735
TOTAL POPULATION	8,911	83,696	212,778
AVERAGE HH INCOME	\$64,641	\$67,031	\$64,540

Ian Duty-Dean

Managing Broker

405.928.6210

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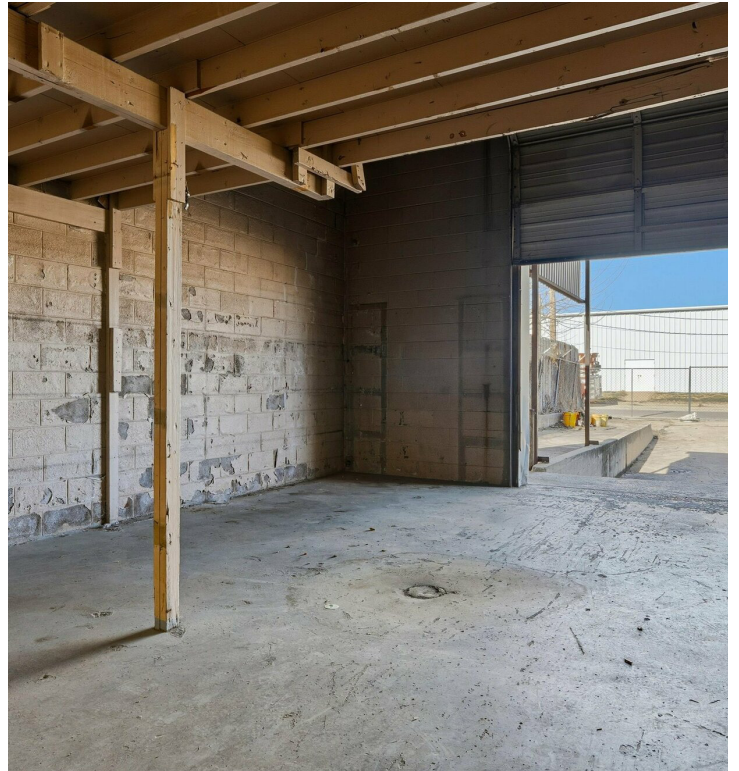
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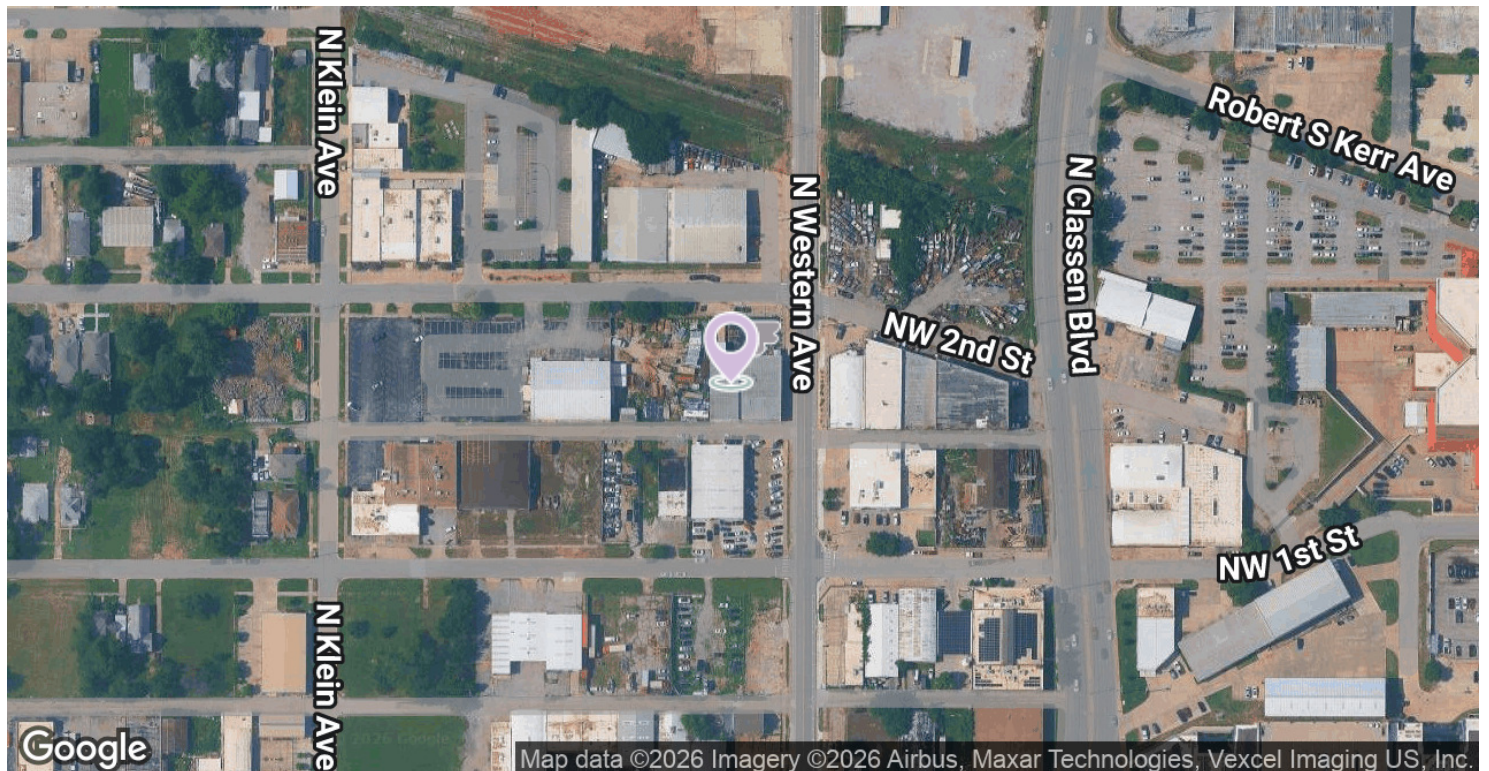
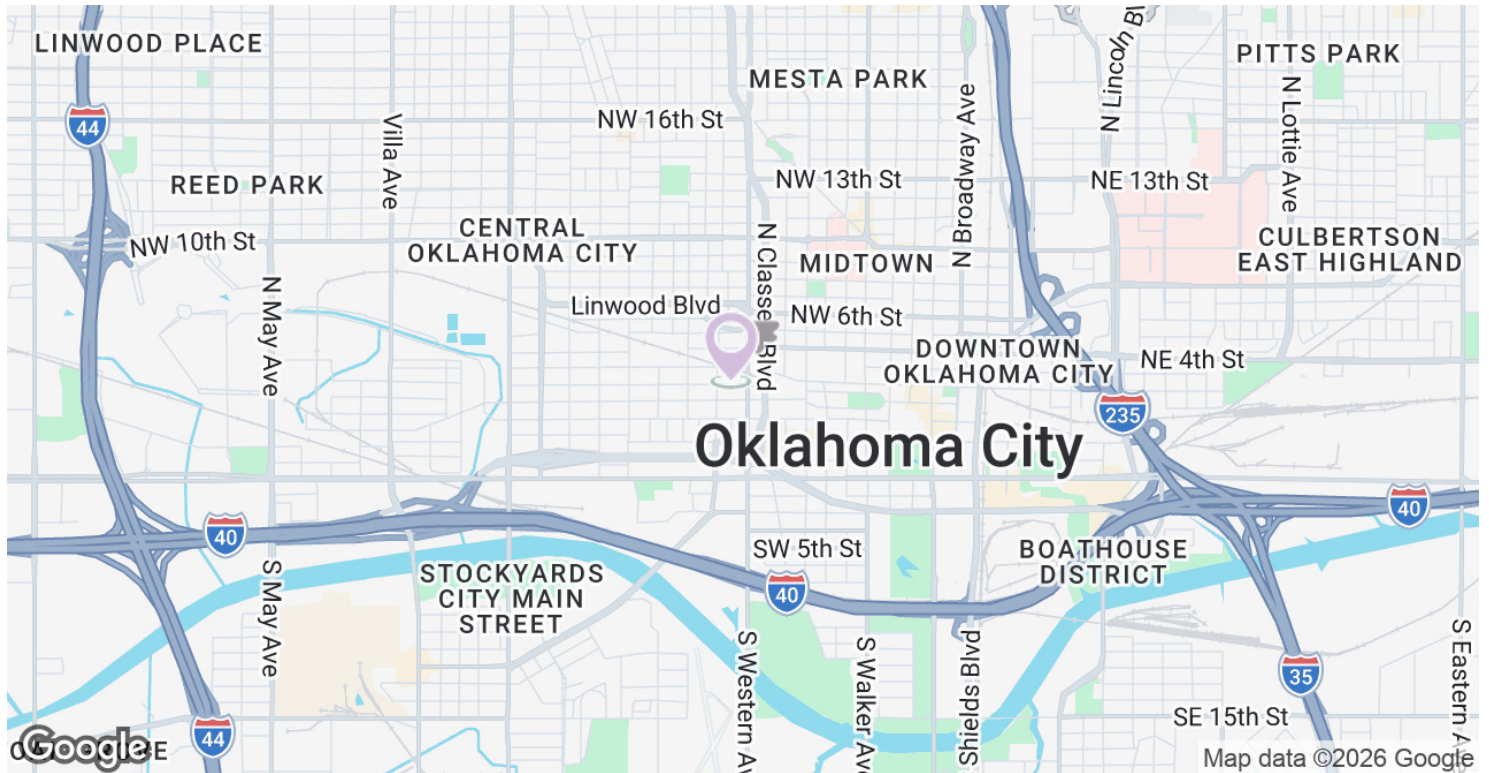
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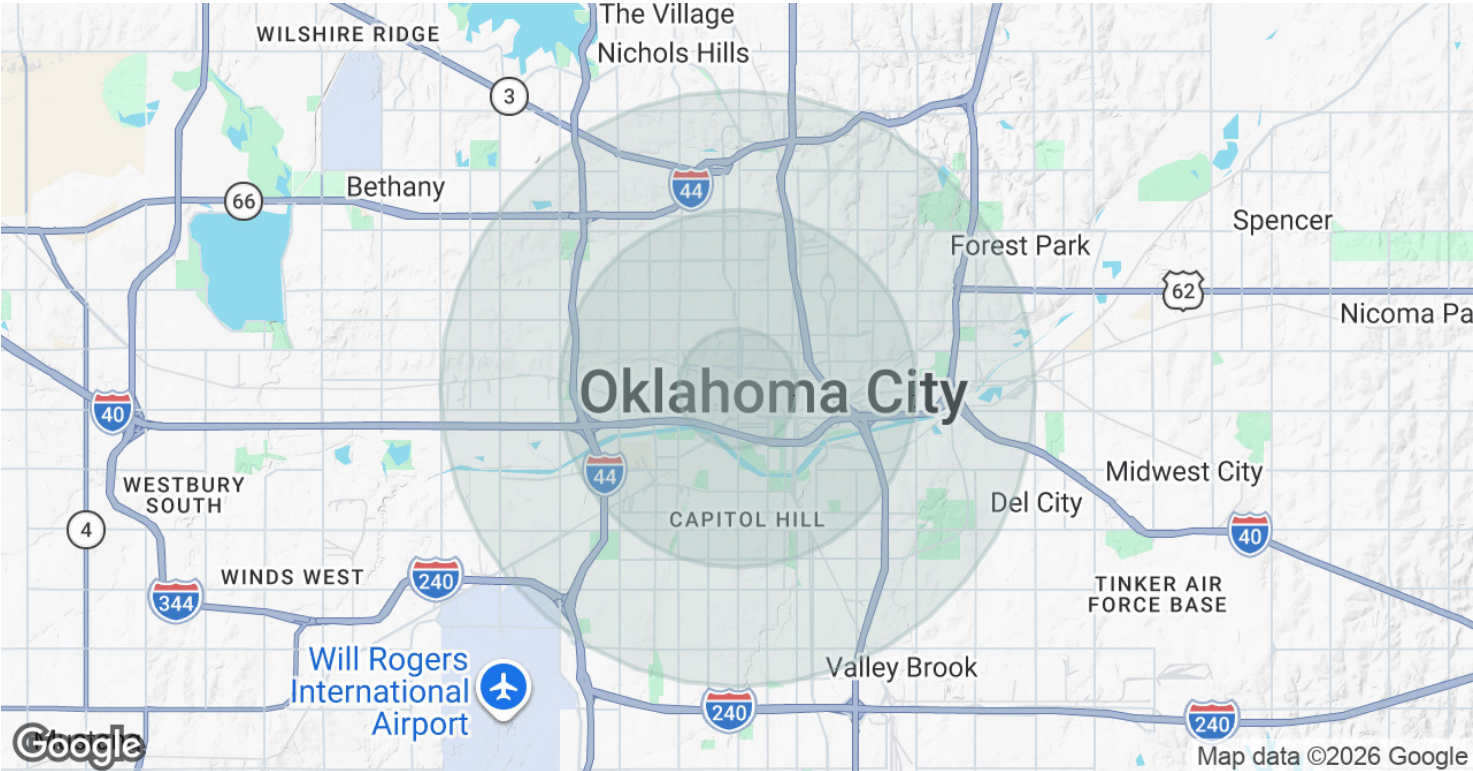
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,911	83,696	212,778
AVERAGE AGE	38	36	37
AVERAGE AGE (MALE)	39	36	36
AVERAGE AGE (FEMALE)	38	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,623	34,754	85,735
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$64,641	\$67,031	\$64,540
AVERAGE HOUSE VALUE	\$331,769	\$238,009	\$207,546

Demographics data derived from AlphaMap

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