

For Lease Multi-Tenant Office / Warehouse

# Cimarron Square

403 W 2nd Avenue Owasso, OK 74055



Located in a rapidly growing retail district in Owasso, Oklahoma. With varying buildouts, this property offers creative opportunities for office, retail, and service-related industries seeking a foothold in a thriving market.

## Property Features

- ±1,960 - ±2,000 square feet
- Suite 101 ±1,872 sf
- Includes reception area, (3) private offices, large open bullpen area and (2) ADA restrooms
- Suite 103 ±2,000 sf (open floorplan)
- Fully Climate Controlled
- Glass Storefronts
- Monument Signage
- Located within 1 mile of Highway 169
- Zoned IL

## Demographics

2023	1 Mile	3 Miles	5 Miles
Population	4,062	32,058	53,056
Average HH Income	\$64,378	\$95,120	\$98,414
Owner Occupied HH	956	9,190	16,271
Renter Occupied HH	713	3,765	5,003



Call Shawna Hale, CCIM, or John Watchous at **918.935.2010**

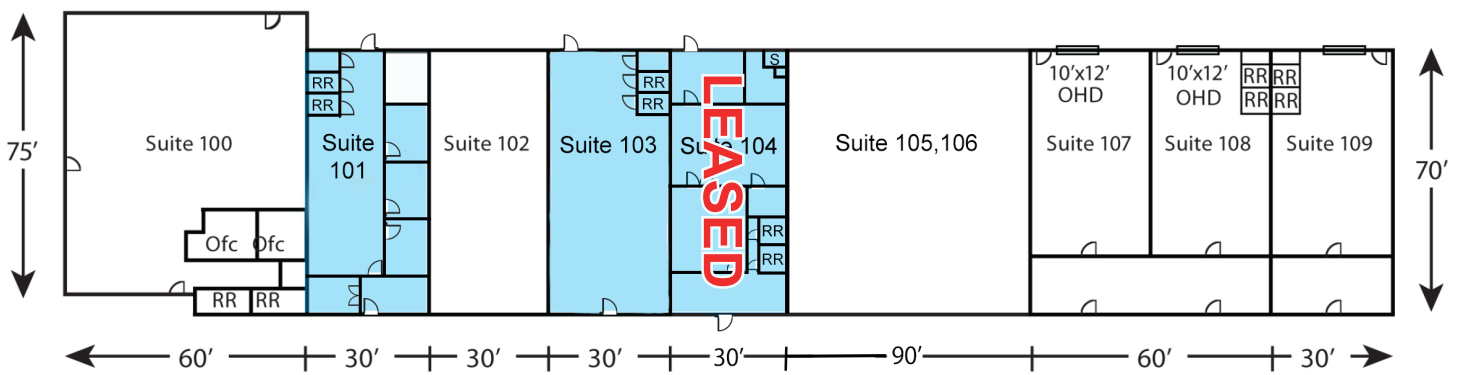
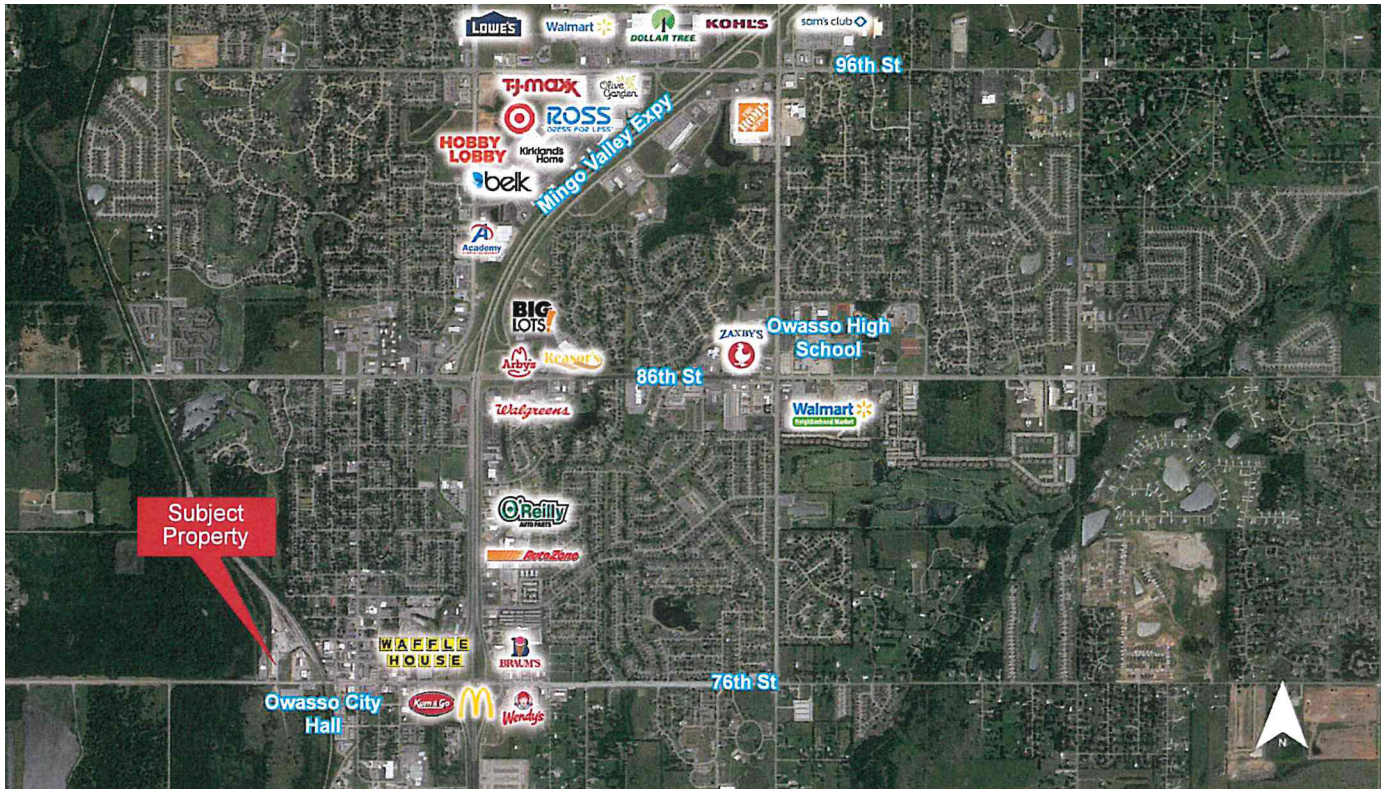
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