



# Exchange Center

## PROPERTY OVERVIEW

- 0.3 Miles from Boone Pickens Stadium
- Surrounded by Single and Multi-Family Residential
- High Traffic County
- Excellent Day-Time Traffic

## OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr
NNN Rate:	\$5.55/SF
Available SF:	1,434 SF
Lot Size:	0.37 Acres
Building Size:	16,130 SF
Traffic Count:	15,400 VPD

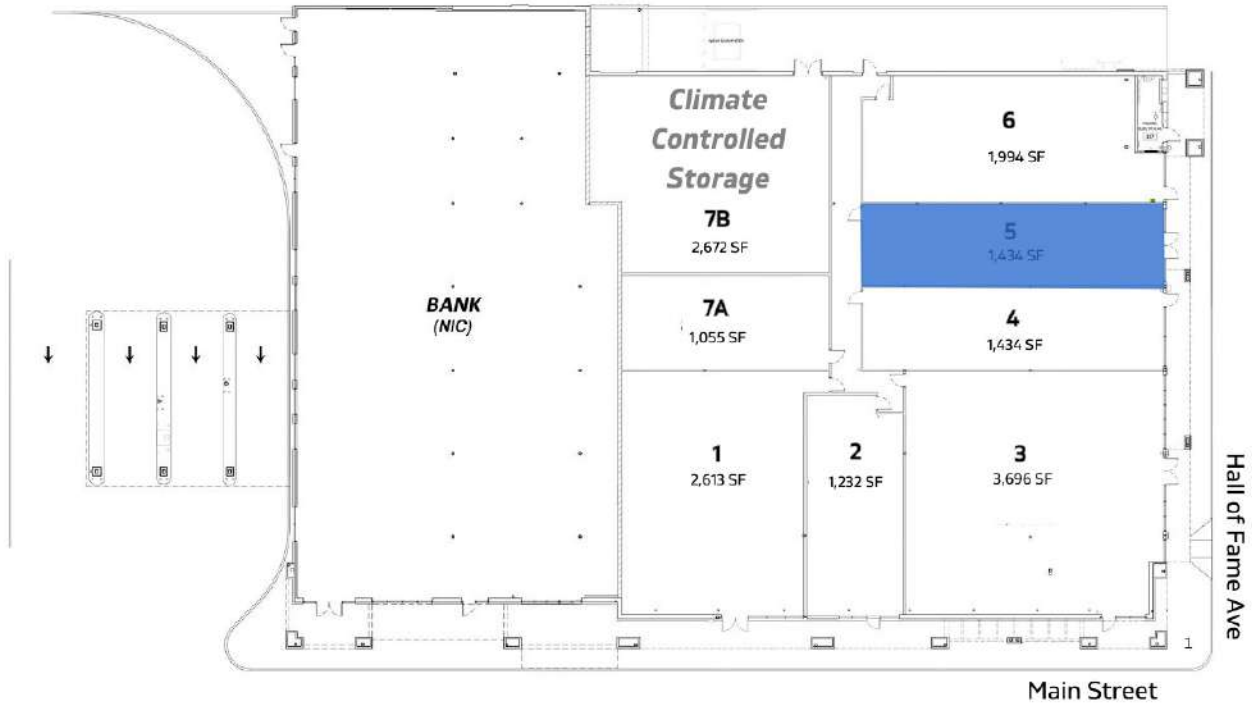
## VIDEO

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316 N Main St - Exchange Center Stillwater



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
#5	Available	1,434 SF	NNN	\$21.00 SF/yr

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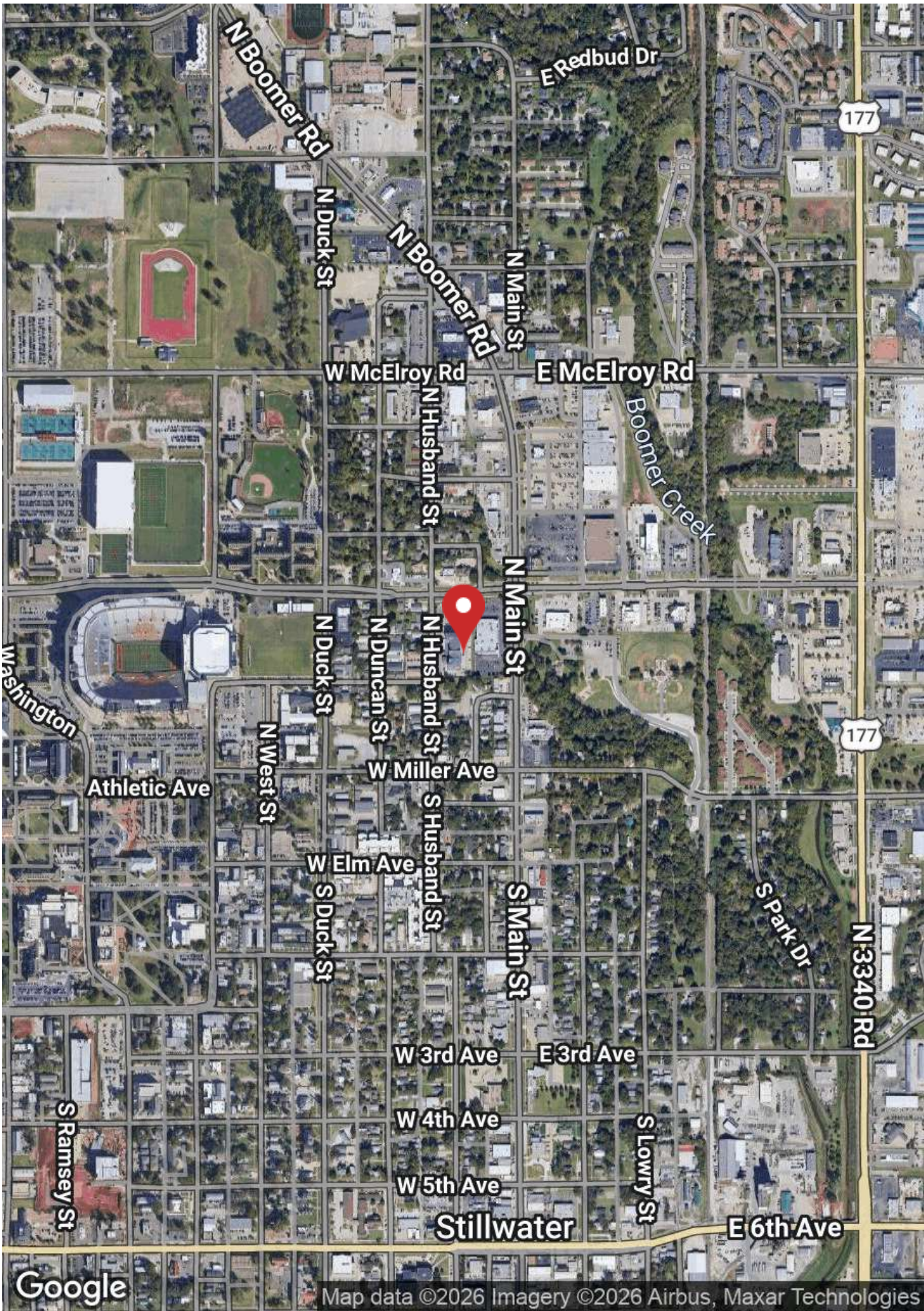


FOR LEASE | EXCHANGE CENTER | 316 N MAIN ST, STILLWATER, OK 74075



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,005	40,081	53,499
Average Age	23.0	24.4	25.8
Average Age (Male)	22.8	23.9	25.0
Average Age (Female)	23.5	25.0	26.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,272	15,398	20,741
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$26,334	\$36,755	\$43,849
Average House Value	\$115,990	\$134,751	\$167,158

2020 American Community Survey (ACS)

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