

**12887 Commerce St  
Elgin, OK 73538**

**ONLY ONE SPACE LEFT  
AVAILABLE FOR LEASE**



### OFFERING SUMMARY

Available SF: ±1,250sf

Lease Rate: \$1,875.00/  
MONTHLY

Year Built: 2023

Zoning: Commercial

### PROPERTY OVERVIEW

Brand new white box build with stained concrete flooring for lease. Space includes ±1,250 SF, with tenant improvement available. Optimum Dental currently occupies two-thirds of building. Nearby businesses include: Hilary Communications, Rising Eagle Brewery, Century 21, Burrito's Mico's, Arvest Bank, Braum's China Garden, McDonald's, Billy Sim's Barbeque, Sonic, Subway, Ace Hardware, Scott's House of Flowers, Dollar General, Family Dollar, William's Food, and Boompa's Burgers.

### PROPERTY HIGHLIGHTS

- Brand New Build
- White Box with Stained Concrete Flooring
- Located Seconds from I-44

### MELISSA BUSSE

580.353.6100  
mbusse@insightbrokers.com

Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.



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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	962	3,520	5,893
Average Age	31.5	33.5	35.4
Average Age (Male)	31.3	33.5	34.4
Average Age (Female)	31.3	33.5	35.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	468	1,421	2,504
# of Persons per HH	2.1	2.5	2.4
Average HH Income	\$51,186	\$67,167	\$65,809
Average House Value	\$122,871	\$176,661	\$178,901

2020 American Community Survey (ACS)

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