ONLY ONE SPACE LEFT AVAILIBLE FOR LEASE



OFFERING SUMMARY		PROPERTY OVERVIEW		
Available SF:	±1,250sf	for lease. Space includes ±1,250 SF, with tenant improvement available. Optimum Dental currently occupies two-thirds of building. Nearby businesses		
Lease Rate:	\$1,875.00/ Monthly	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.		
Year Built:	2023	PROPERTY HIGHLIGHTS		
		Brand New Build		
Zoning:	Commercial	White Box with Stained Concrete Flooring		
		Located Seconds from I-44		

MELISSA BUSSE

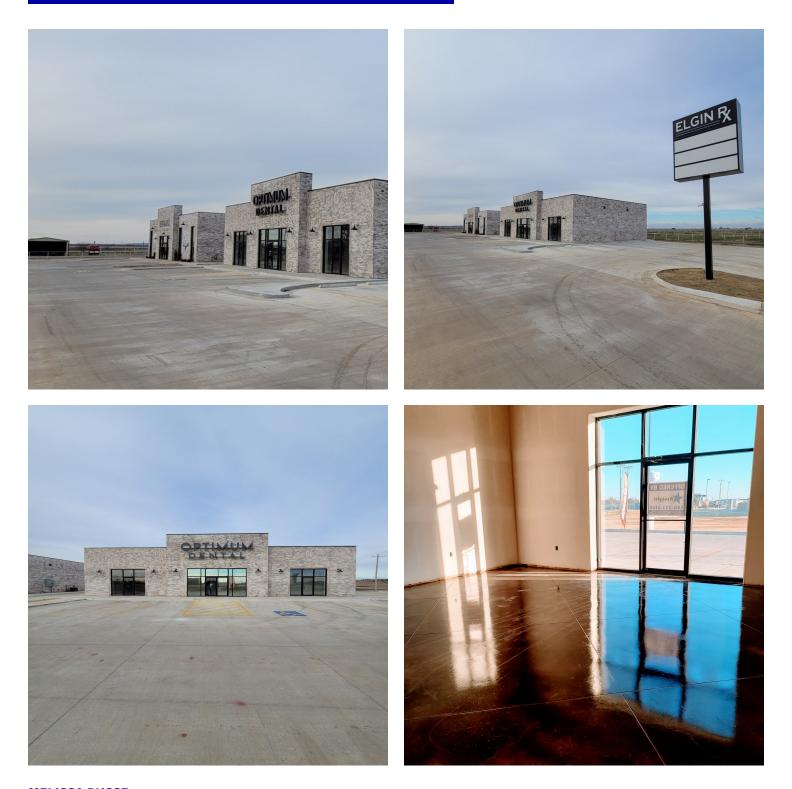
580.353.6100

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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POPULATION	1 MILE	3 MILES	5 MILES
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

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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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