

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (Full Service)
Building Size:	7,000 SF
Available SF:	900 SF
Lot Size:	0.09 Acres
Year Built:	1920
Renovated:	2020
Zoning:	C-3
Market:	Oklahoma City
Submarket:	Auto Mobile Alley

### PROPERTY OVERVIEW

Located off 13th and Broadway in Automobile Alley, these move-in ready spaces can host a variety of retail uses. With parking in front of the building, patrons don't have to worry about paying to park or walking long distances. Its strategic location ensures a steady flow of foot traffic, making it an ideal hub for capturing the attention of both locals and visitors alike. Traffic counts are consistently increasing and with the Core Bank development project across the street, this is an excellent time to lease space on 13th.

### PROPERTY HIGHLIGHTS

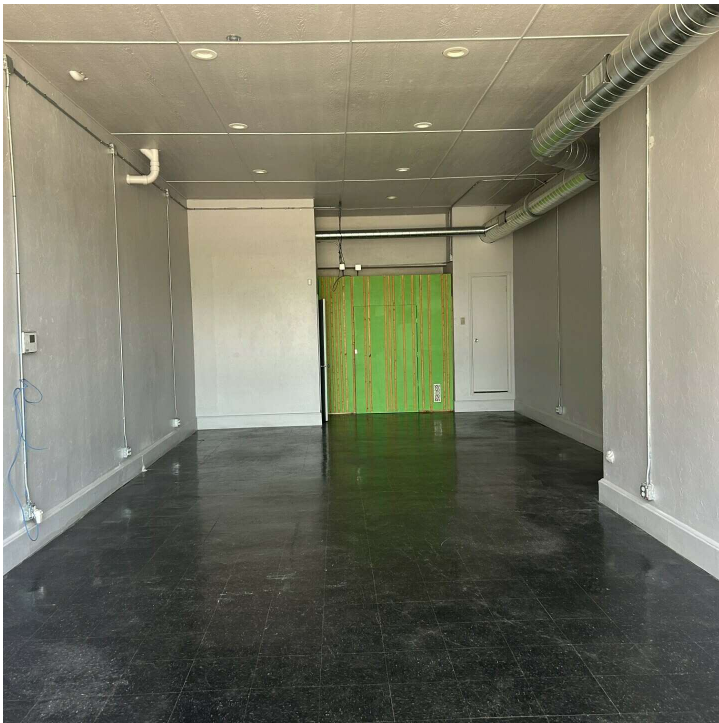
- Great Accessibility
- Busy Corridor
- Close Proximity to Downtown, Midtown, and Bricktown
- Move in Ready Spaces
- High Ceilings
- Large Windows
- Good Visibility

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## ADDITIONAL PHOTOS



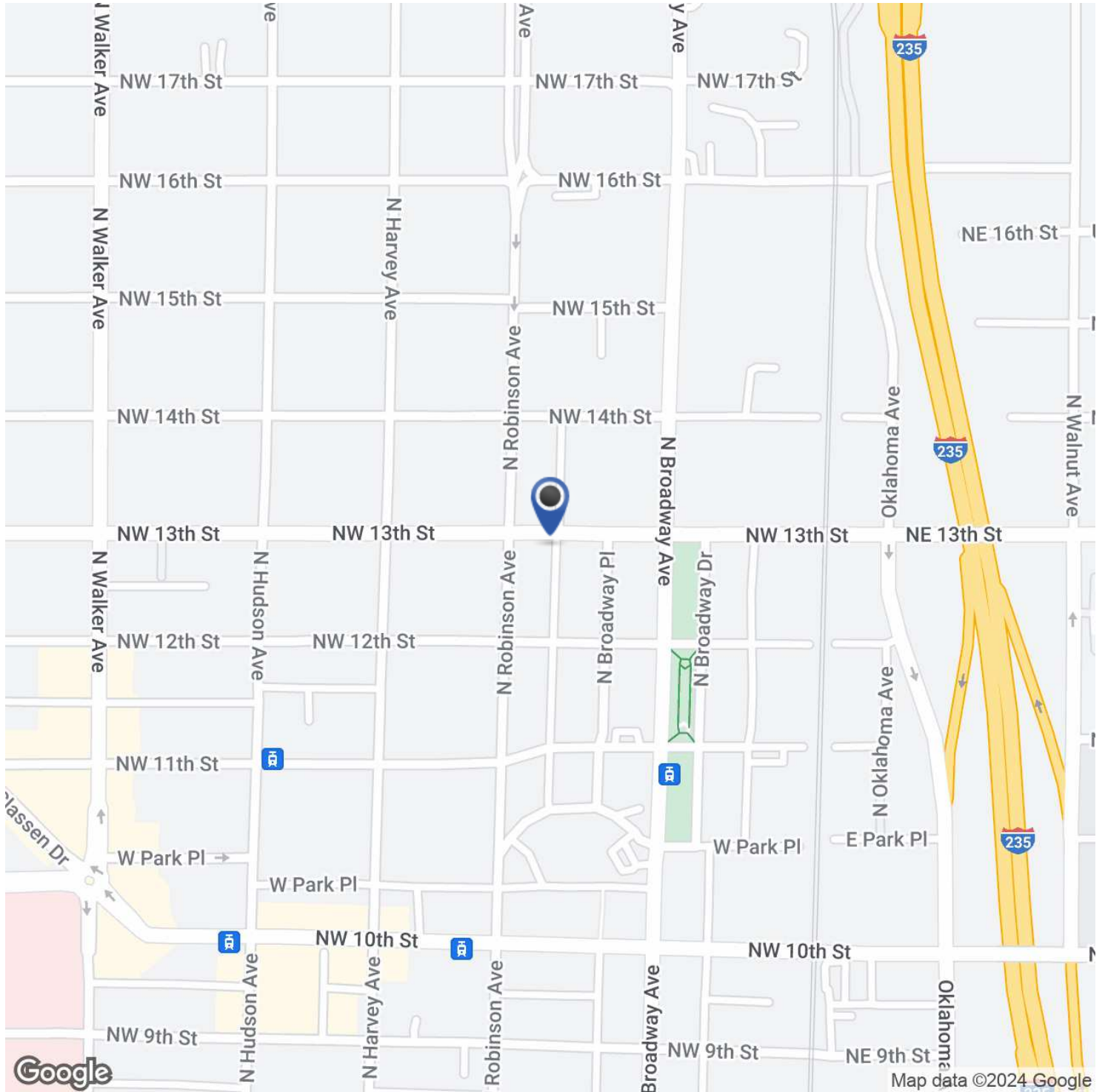
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## LOCATION MAP

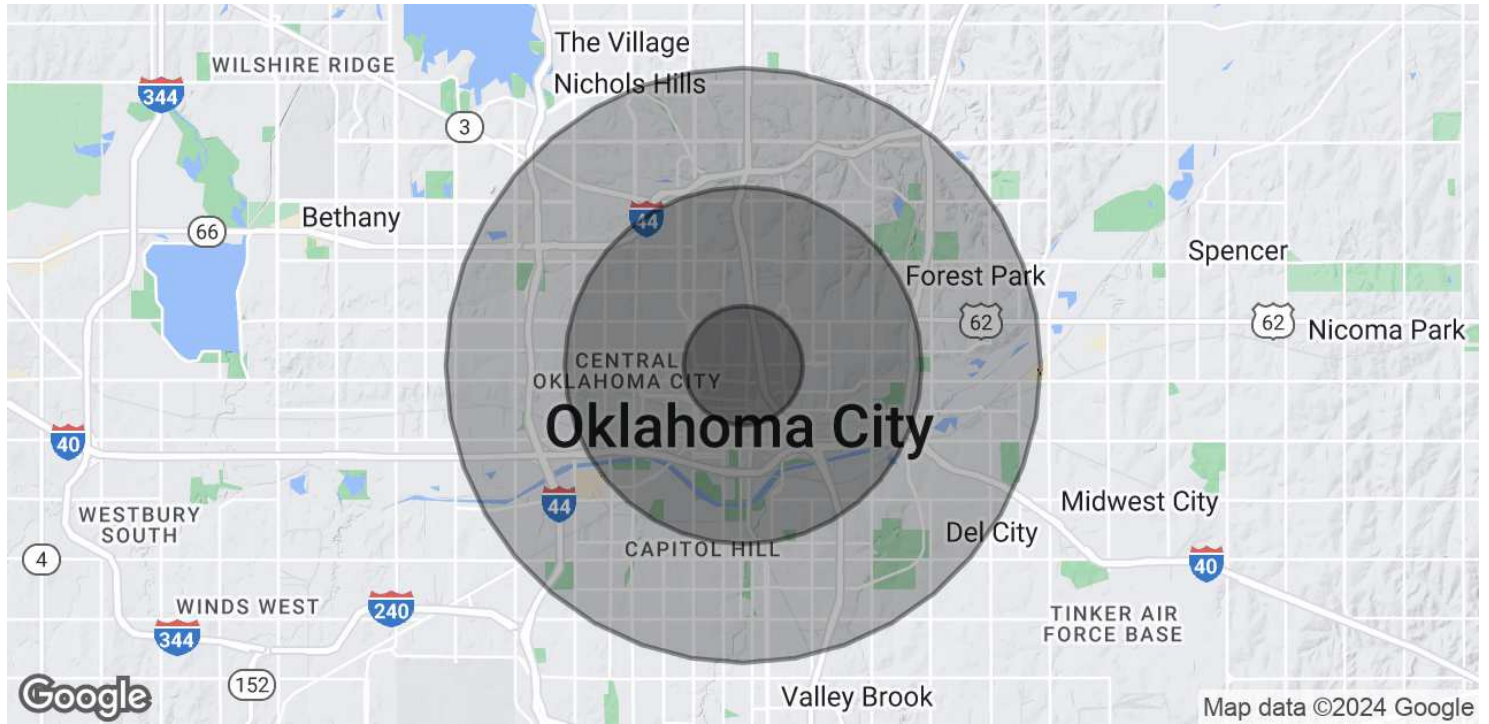


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,325	71,809	186,590
Average Age	35.1	34.0	33.9
Average Age (Male)	35.5	34.1	33.2
Average Age (Female)	33.3	34.0	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,182	29,542	74,189
# of Persons per HH	2.0	2.4	2.5
Average HH Income	\$63,621	\$45,122	\$47,094
Average House Value	\$350,180	\$157,289	\$157,536

\* Demographic data derived from 2020 ACS - US Census

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