

# 718 N BROADWAY AVE

718 North Broadway Avenue, Oklahoma City, OK 73102

OFFICE BUILDING FOR LEASE



## PROPERTY DESCRIPTION

718 N Broadway is newly renovated with frontage onto Automobile Alley. Surrounded by a mix of eclectic retail stores, restaurants, and the DT Okc Streetcar. This incredible space has potential for an office space, retail store, or possibly whatever you have going on! Don't miss this opportunity to be apart of Automobile Alley at an excellent rate.

- High Visibility on Broadway
- Pedestrian/Streetcar Access
- Move in ready

Contact The Greyhound Group for more information.

## OFFERING SUMMARY

LEASE RATE:	\$4,500.00 per month (MG)
AVAILABLE SF:	3,000 SF
PRICE PER SF:	\$18.00
ZONING:	DBD -Downtown Business District

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,308	31,100	84,663
TOTAL POPULATION	10,648	72,125	208,959
AVERAGE HH INCOME	\$81,605	\$67,794	\$65,144

Ian Duty-Dean

Managing Broker

405.928.6210

ian@greyhound.group



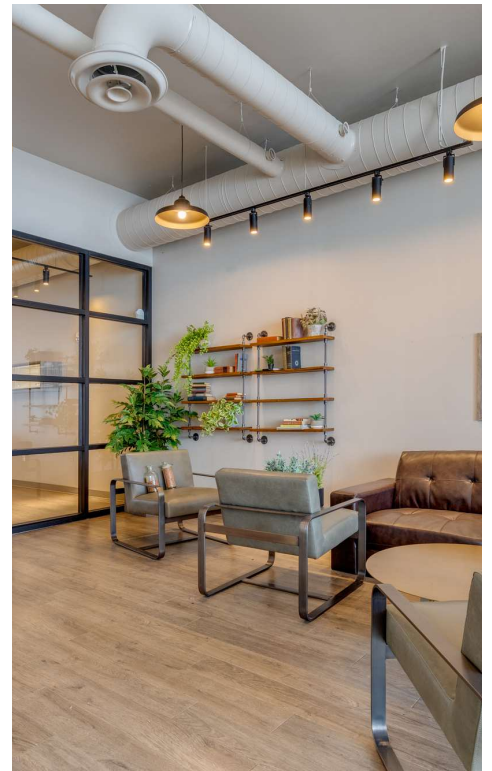
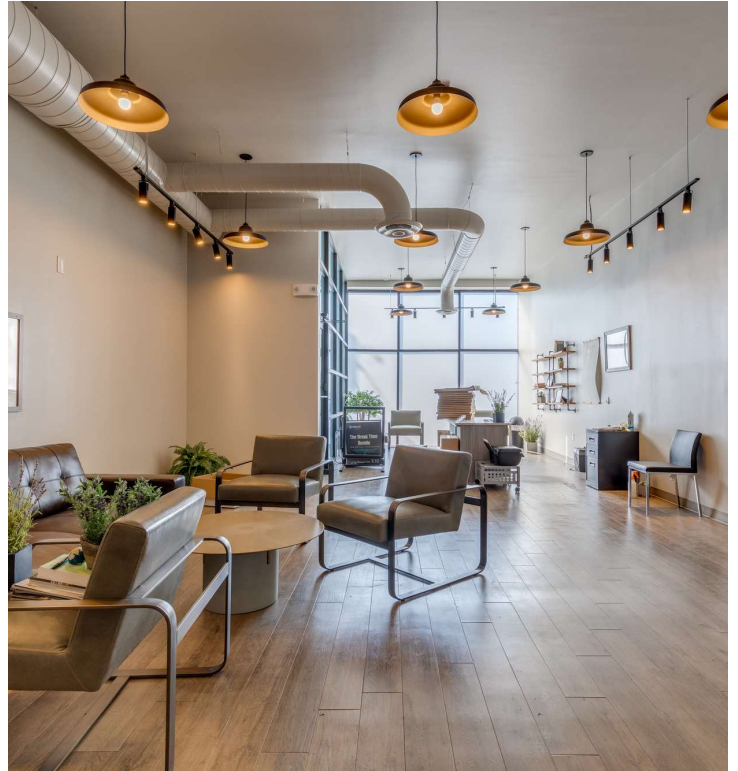
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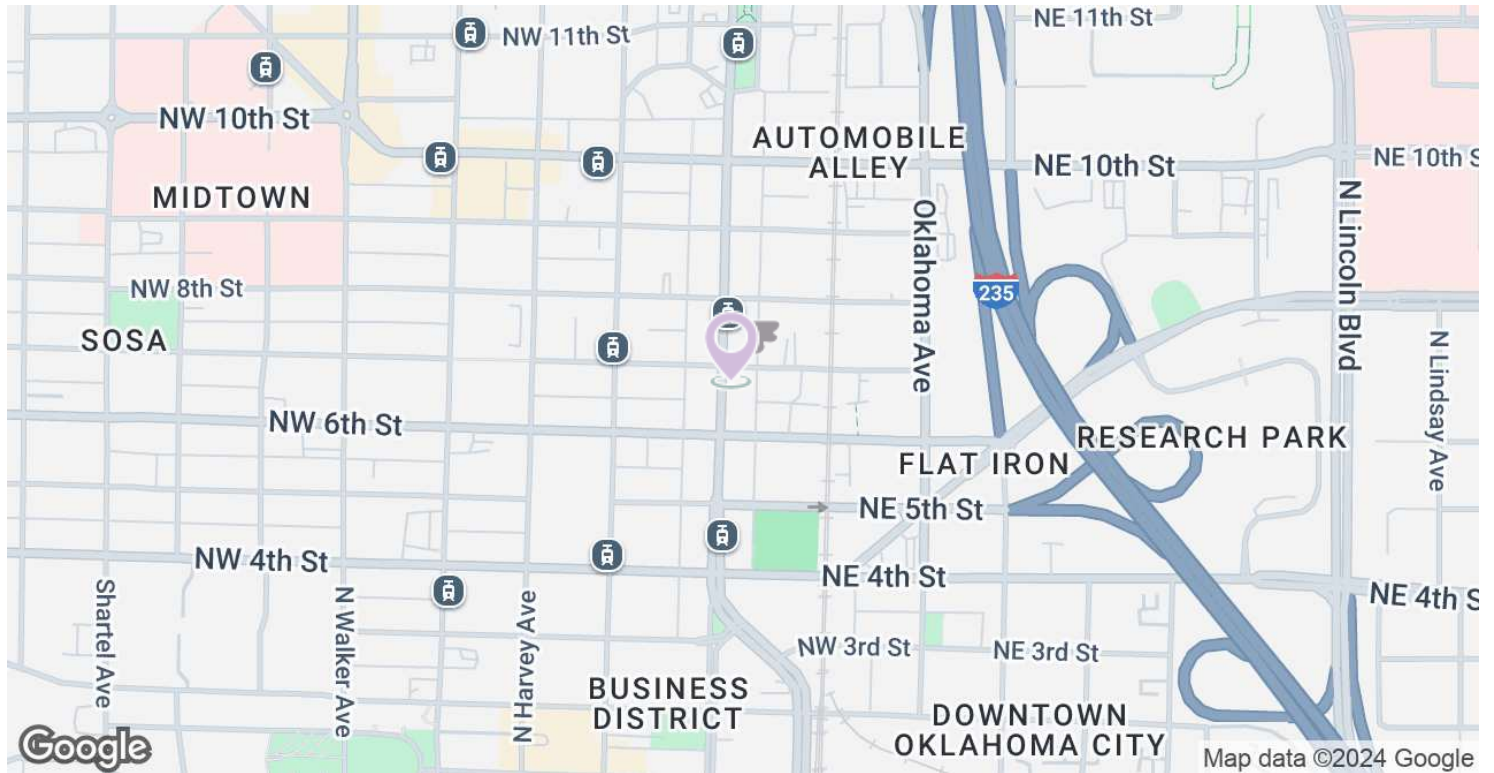
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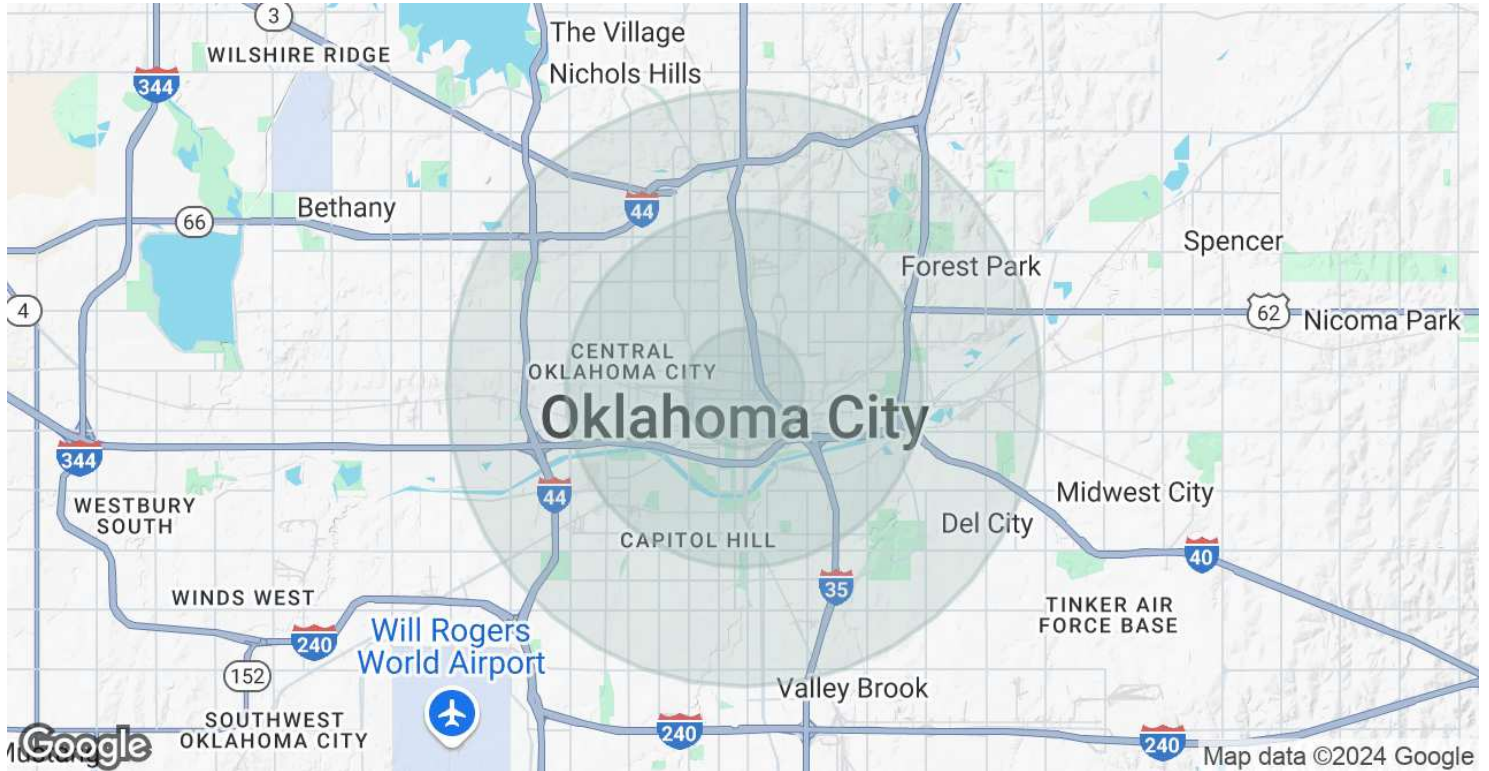


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## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,648	72,125	208,959
AVERAGE AGE	37	37	37
AVERAGE AGE (MALE)	37	37	36
AVERAGE AGE (FEMALE)	37	37	38

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,308	31,100	84,663
# OF PERSONS PER HH	2	2.3	2.5
AVERAGE HH INCOME	\$81,605	\$67,794	\$65,144
AVERAGE HOUSE VALUE	\$407,427	\$256,649	\$211,240

Demographics data derived from AlphaMap

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## IAN DUTY-DEAN

Managing Broker

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Direct: **405.928.6210** | Cell: **405.642.4677**

## PROFESSIONAL BACKGROUND

Ian Duty-Dean earned his degree at the University of Oklahoma in multi-disciplinary studies focused on Construction Science and Finance. Ian began his career in commercial real estate during an internship at the Oklahoma City Urban Renewal (OCURA), a public-private partnership charged with the revitalization of Oklahoma City's urban neighborhoods. The experience and exposure to the industry lead him to becoming a broker at Land Run Commercial. At Land Run, his primary focus was retail leasing in the Oklahoma City metro and tertiary markets. While at Land Run Ian worked on redevelopment projects that helped spur the larger revitalization OKC's Uptown District. Ian joined ADEPT Commercial Real Estate in 2018 as a Senior Advisor, later becoming Director of brokerage sales and leasing. While at ADEPT Ian brokered deals in retail, office, industrial, multi-family and land. In 2023 he founded The Greyhound Group, a full-service commercial real estate firm offering brokerage, development and property management services. Ian brings a wealth of knowledge; by focusing on the mutual success of tenants and landlords, he positions assets to maximize their value, retains and attracts high quality tenants.

## EDUCATION

University of Oklahoma - Multidisciplinary Studies

## MEMBERSHIPS

Urban Land Institute  
Commercial Real Estate Council of Oklahoma City  
International Council on Shopping Centers  
YMCA of Greater OKC - Downtown District Advisory Council  
Automobile Alley Board of Directors

### The Greyhound Group

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