

11601 NE 23rd St



Location: **Oklahoma County Cluster**
East Oklahoma County Submarket
Oklahoma County
Nicoma Park, OK 73066

Type: **Land**
Proposed Use: **General Freestanding**
Zoning: **Commercial**
Density: -

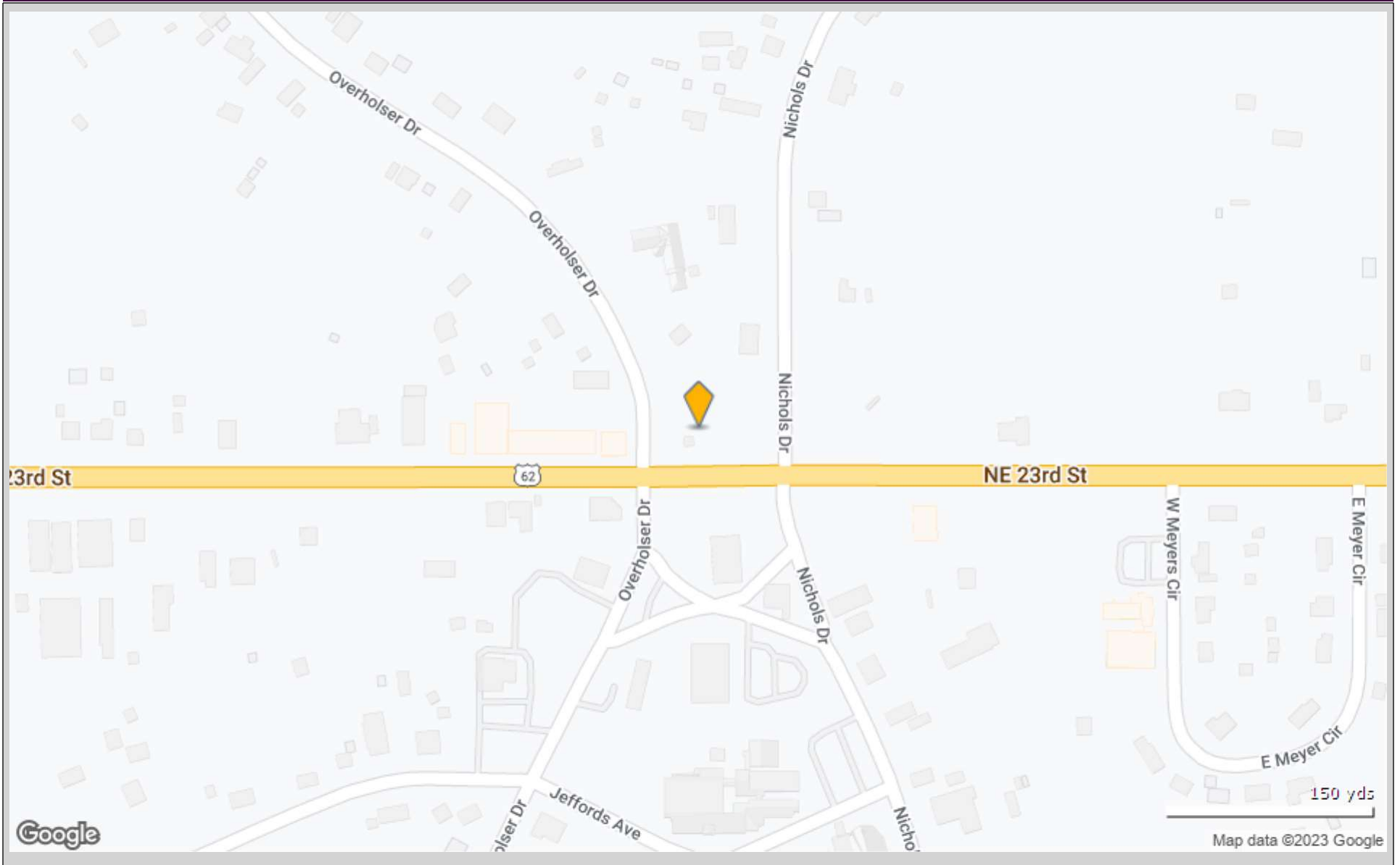
Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Size: **0.70 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: **Previously developed lot**

Parcel Number: **195821925**

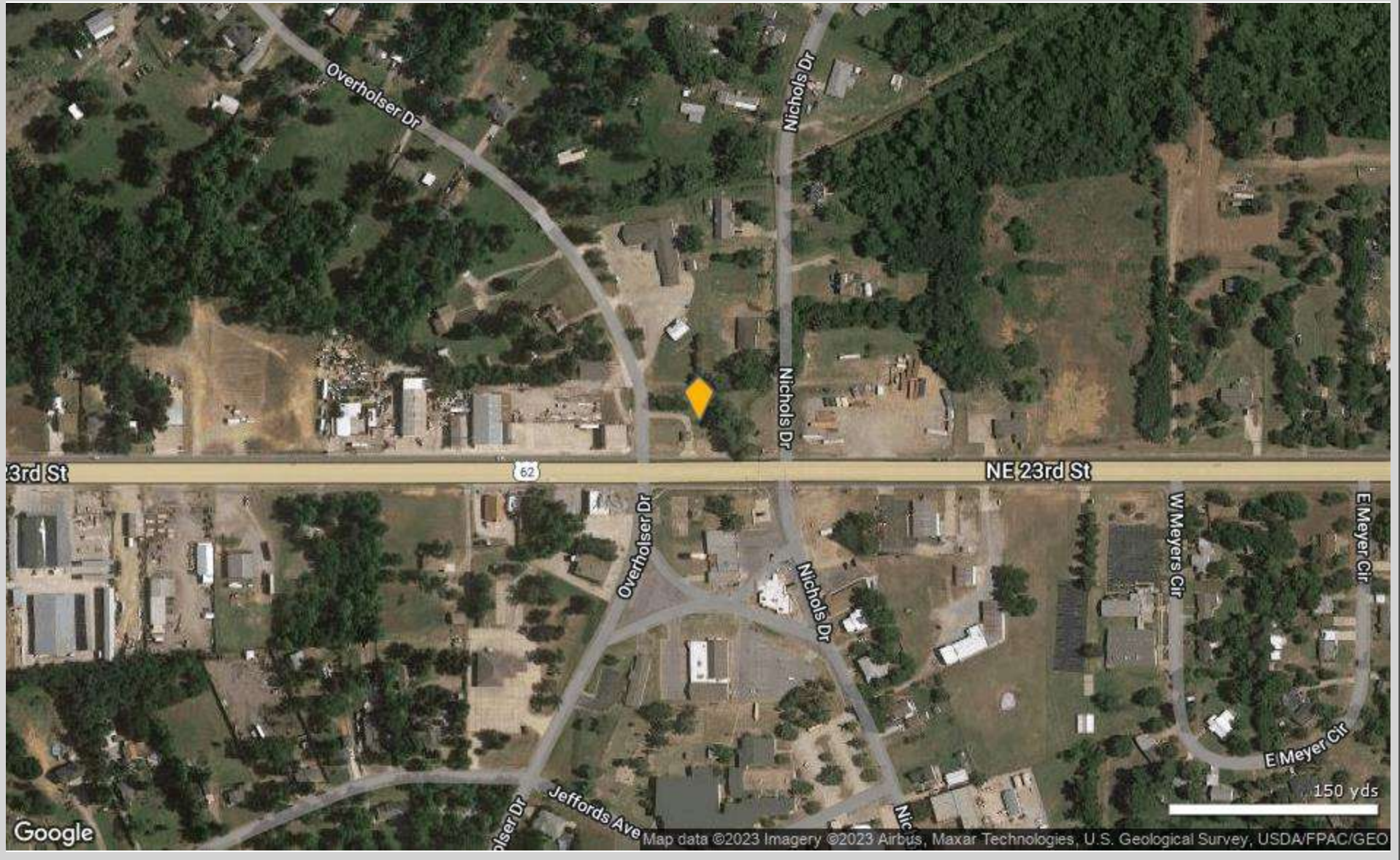
Aerial / Map Report

11601 NE 23rd St - Nicoma Park, OK 73066



Aerial / Map Report

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Site Plan Report

11601 NE 23rd St, Nicoma Park, OK 73066

No Site Plan image was found for this property

11601 NE 23rd St

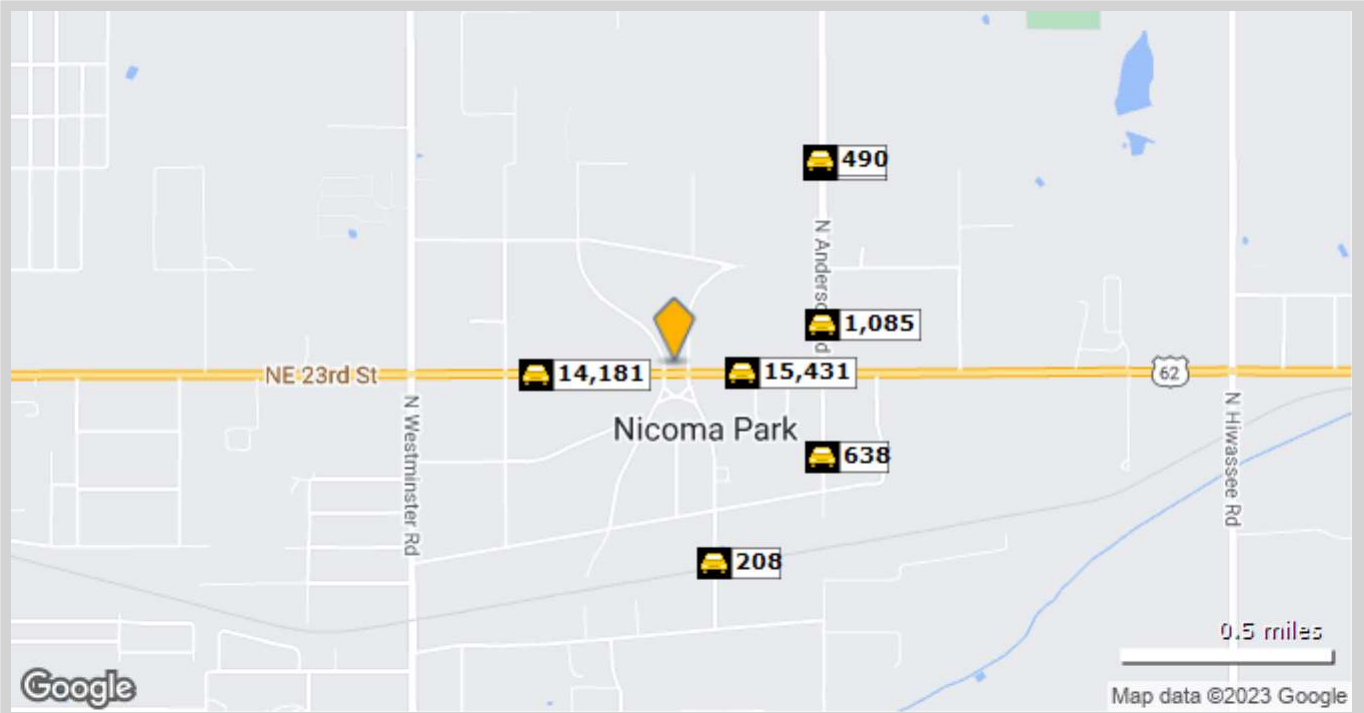
Tenant data not available for this property

Total Tenants for report: 0

Traffic Count Report

11601 NE 23rd St, Nicoma Park, OK 73066

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	NE 23rd St	W Meyers Cir	0.03 E	2022	15,431	MPSI	.17
2	NE 23rd St	Ives Way	0.08 W	2018	14,181	MPSI	.33
3	N Anderson Rd	NE 23rd St	0.12 S	2022	1,059	MPSI	.37
4	N Anderson Rd	NE 23rd St	0.12 S	2020	1,085	MPSI	.38
5	N Anderson Rd	Draper Ave	0.08 S	2018	114	MPSI	.42
6	N Anderson Rd	Draper Ave	0.08 S	2020	817	MPSI	.42
7	N Anderson Rd	Draper Ave	0.08 S	2022	638	MPSI	.42
8	Nichols Drive		0.00	2022	208	MPSI	.48
9	N Anderson Rd	NE 26th St	0.25 S	2022	757	MPSI	.60
10	North Anderson Road	NE 26th St	0.25 S	2019	490	AA DT	.61

Demographic Market Comparison Report

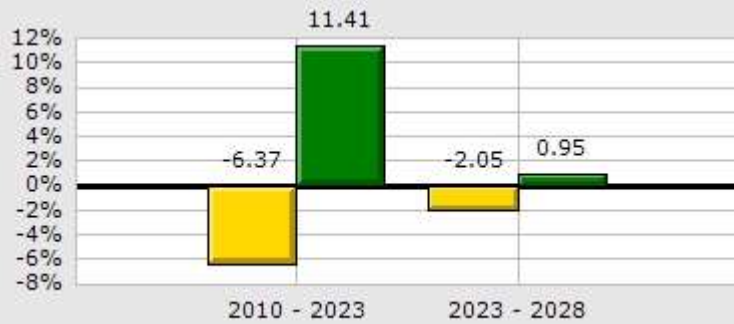
1 mile radius

11601 NE 23rd St, Nicoma Park, OK 73066

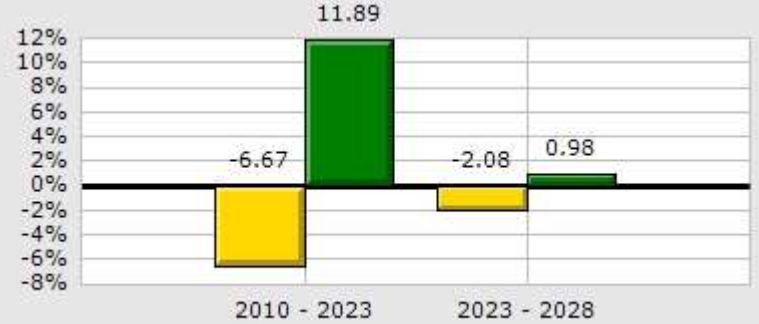
Type: **Land**
County: **Oklahoma**

■ 1 Mile
■ County

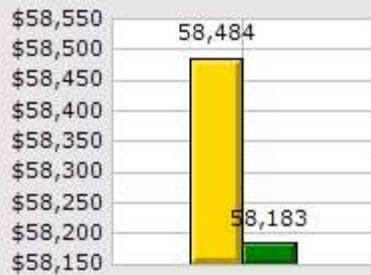
Population Growth



Household Growth



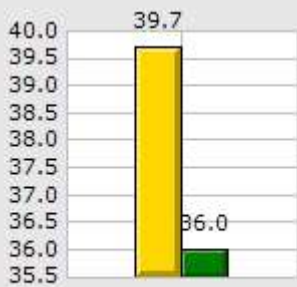
2023 Med Household Inc



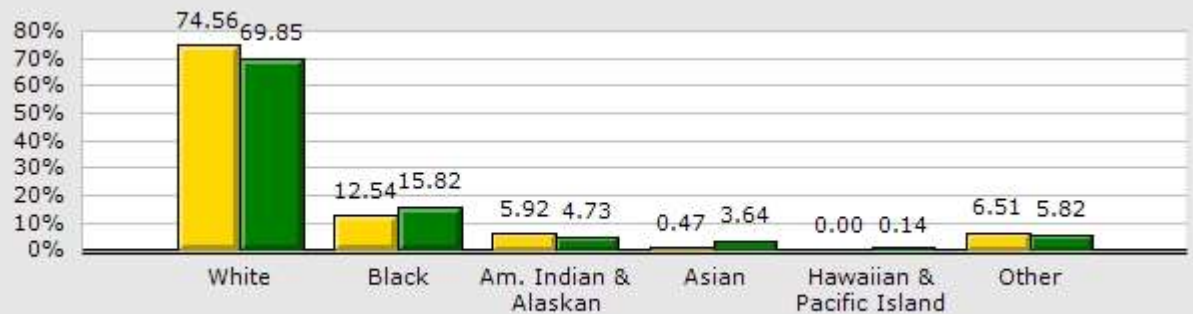
2023 Households by Household Income



2023 Median Age



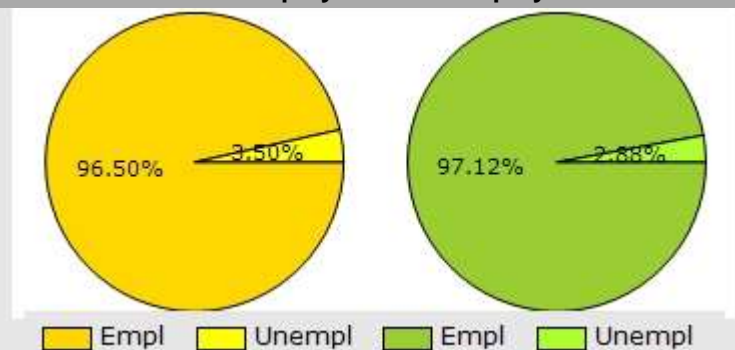
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

11601 NE 23rd St, Nicoma Park, OK 73066

Type: **Land**
County: **Oklahoma**

	1 Mile		County	
Population Growth				
Growth 2010 - 2023	-6.37%		11.41%	
Growth 2023 - 2028	-2.05%		0.95%	
Empl	773	96.50%	391,261	97.12%
Unempl	28	3.50%	11,603	2.88%
2023 Population by Race				
	1,706		800,654	
White	1,272	74.56%	559,237	69.85%
Black	214	12.54%	126,665	15.82%
Am. Indian & Alaskan	101	5.92%	37,882	4.73%
Asian	8	0.47%	29,169	3.64%
Hawaiian & Pacific Island	0	0.00%	1,122	0.14%
Other	111	6.51%	46,579	5.82%
Household Growth				
Growth 2010 - 2023	-6.67%		11.89%	
Growth 2023 - 2028	-2.08%		0.98%	
Renter Occupied	175	26.04%	128,617	39.97%
Owner Occupied	497	73.96%	193,166	60.03%
2023 Households by Household Income				
	672		321,783	
Income <\$25K	158	23.51%	65,999	20.51%
Income \$25K - \$50K	122	18.15%	72,094	22.40%
Income \$50K - \$75K	152	22.62%	58,616	18.22%
Income \$75K - \$100K	86	12.80%	38,098	11.84%
Income \$100K - \$125K	57	8.48%	26,425	8.21%
Income \$125K - \$150K	23	3.42%	18,192	5.65%
Income \$150K - \$200K	55	8.18%	19,976	6.21%
Income \$200K+	19	2.83%	22,383	6.96%
2023 Med Household Inc	\$58,484		\$58,183	
2023 Median Age	39.70		36.00	

Demographic Summary Report

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Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	1,671	22,576	68,576
2023 Estimate	1,706	22,497	68,307
2010 Census	1,822	20,960	63,473
Growth 2023 - 2028	-2.05%	0.35%	0.39%
Growth 2010 - 2023	-6.37%	7.33%	7.62%
2023 Population by Hispanic Origin	98	1,481	4,796
2023 Population	1,706	22,497	68,307
White	1,273 74.62%	13,104 58.25%	42,184 61.76%
Black	214 12.54%	6,503 28.91%	16,699 24.45%
Am. Indian & Alaskan	101 5.92%	972 4.32%	3,177 4.65%
Asian	8 0.47%	253 1.12%	1,115 1.63%
Hawaiian & Pacific Island	0 0.00%	14 0.06%	76 0.11%
Other	111 6.51%	1,651 7.34%	5,057 7.40%
U.S. Armed Forces	15	156	677
Households			
2028 Projection	658	8,960	27,624
2023 Estimate	672	8,923	27,522
2010 Census	720	8,273	25,558
Growth 2023 - 2028	-2.08%	0.41%	0.37%
Growth 2010 - 2023	-6.67%	7.86%	7.68%
Owner Occupied	497 73.96%	6,585 73.80%	19,032 69.15%
Renter Occupied	175 26.04%	2,338 26.20%	8,490 30.85%
2023 Households by HH Income	672	8,922	27,523
Income: <\$25,000	158 23.51%	1,932 21.65%	5,512 20.03%
Income: \$25,000 - \$50,000	122 18.15%	1,917 21.49%	6,071 22.06%
Income: \$50,000 - \$75,000	152 22.62%	1,889 21.17%	5,570 20.24%
Income: \$75,000 - \$100,000	86 12.80%	1,166 13.07%	3,760 13.66%
Income: \$100,000 - \$125,000	57 8.48%	648 7.26%	2,128 7.73%
Income: \$125,000 - \$150,000	23 3.42%	552 6.19%	1,779 6.46%
Income: \$150,000 - \$200,000	55 8.18%	603 6.76%	1,786 6.49%
Income: \$200,000+	19 2.83%	215 2.41%	917 3.33%
2023 Avg Household Income	\$72,693	\$71,799	\$74,872
2023 Med Household Income	\$58,484	\$56,970	\$58,161

Daytime Employment Report

1 Mile Radius

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Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	117	807	7
Retail & Wholesale Trade	26	136	5
Hospitality & Food Service	3	22	7
Real Estate, Renting, Leasing	6	18	3
Finance & Insurance	7	25	4
Information	1	2	2
Scientific & Technology Services	5	18	4
Management of Companies	0	0	0
Health Care & Social Assistance	4	21	5
Educational Services	6	231	39
Public Administration & Sales	5	42	8
Arts, Entertainment, Recreation	4	15	4
Utilities & Waste Management	3	16	5
Construction	17	111	7
Manufacturing	6	74	12
Agriculture, Mining, Fishing	0	0	0
Other Services	24	76	3

Consumer Spending Report

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Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



2023 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$20,273	\$259,876	\$800,994
Total Apparel	\$1,017	\$13,583	\$42,160
Women's Apparel	385	5,180	16,130
Men's Apparel	208	2,713	8,321
Girl's Apparel	72	989	3,124
Boy's Apparel	57	751	2,358
Infant Apparel	50	677	2,151
Footwear	246	3,273	10,076
Total Entertainment & Hobbies	\$3,229	\$41,112	\$126,234
Entertainment	442	5,081	14,662
Audio & Visual Equipment/Service	713	9,545	29,520
Reading Materials	38	458	1,433
Pets, Toys, & Hobbies	538	6,577	20,729
Personal Items	1,498	19,451	59,890
Total Food and Alcohol	\$5,237	\$67,336	\$210,416
Food At Home	2,814	36,233	111,544
Food Away From Home	2,100	27,127	86,035
Alcoholic Beverages	323	3,976	12,838
Total Household	\$3,117	\$41,799	\$129,094
House Maintenance & Repair	852	11,273	32,842
Household Equip & Furnishings	1,159	15,714	48,961
Household Operations	834	11,147	35,351
Housing Costs	273	3,665	11,940

Consumer Spending Report

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2023 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$5,703	\$71,094	\$214,504
Vehicle Purchases	3,190	38,267	112,966
Gasoline	1,482	19,175	58,329
Vehicle Expenses	73	1,038	3,629
Transportation	309	4,297	14,343
Automotive Repair & Maintenance	649	8,318	25,236
Total Health Care	\$1,027	\$12,671	\$38,781
Medical Services	547	6,740	20,912
Prescription Drugs	372	4,538	13,629
Medical Supplies	108	1,393	4,240
Total Education/Day Care	\$943	\$12,281	\$39,805
Education	599	7,835	25,165
Fees & Admissions	345	4,446	14,641