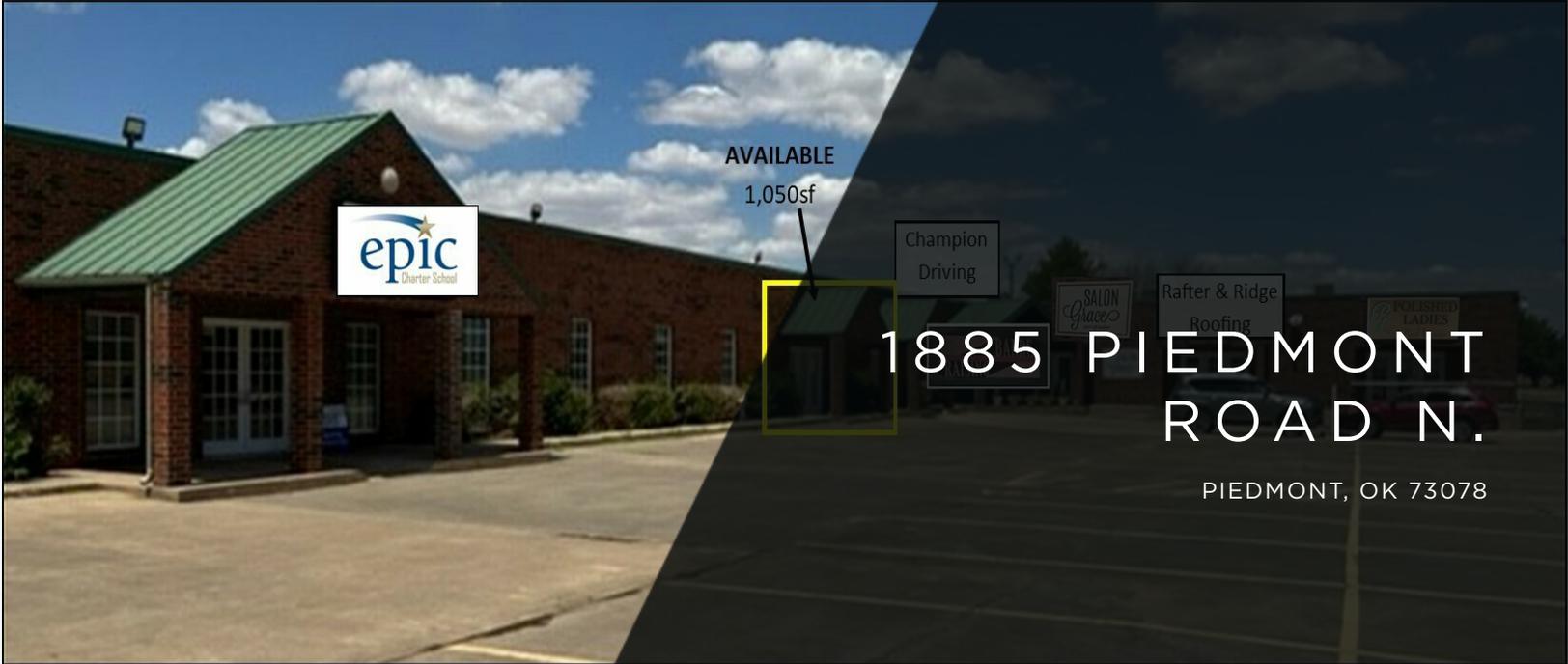


FOR LEASE



AVAILABLE
1,050sf

Champion
Driving

SALON
Grace

Rafters & Ridge
Roofing

POWELL
LADIES

1885 PIEDMONT
ROAD N.

PIEDMONT, OK 73078



BANTA
Property Group

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1885 PIEDMONT ROAD N, PIEDMONT, OK 73078



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Estimated NNNs:	\$2.76
Building Size:	13,955 SF
Available SF:	1,050 SF
Lot Size:	2.43 Acres
Year Built:	2001
Zoning:	C-2

PROPERTY OVERVIEW

This retail/office complex has 236' feet of frontage on Piedmont Road (State Highway 4). The property has both retail and/or office potential with 650 square feet available .

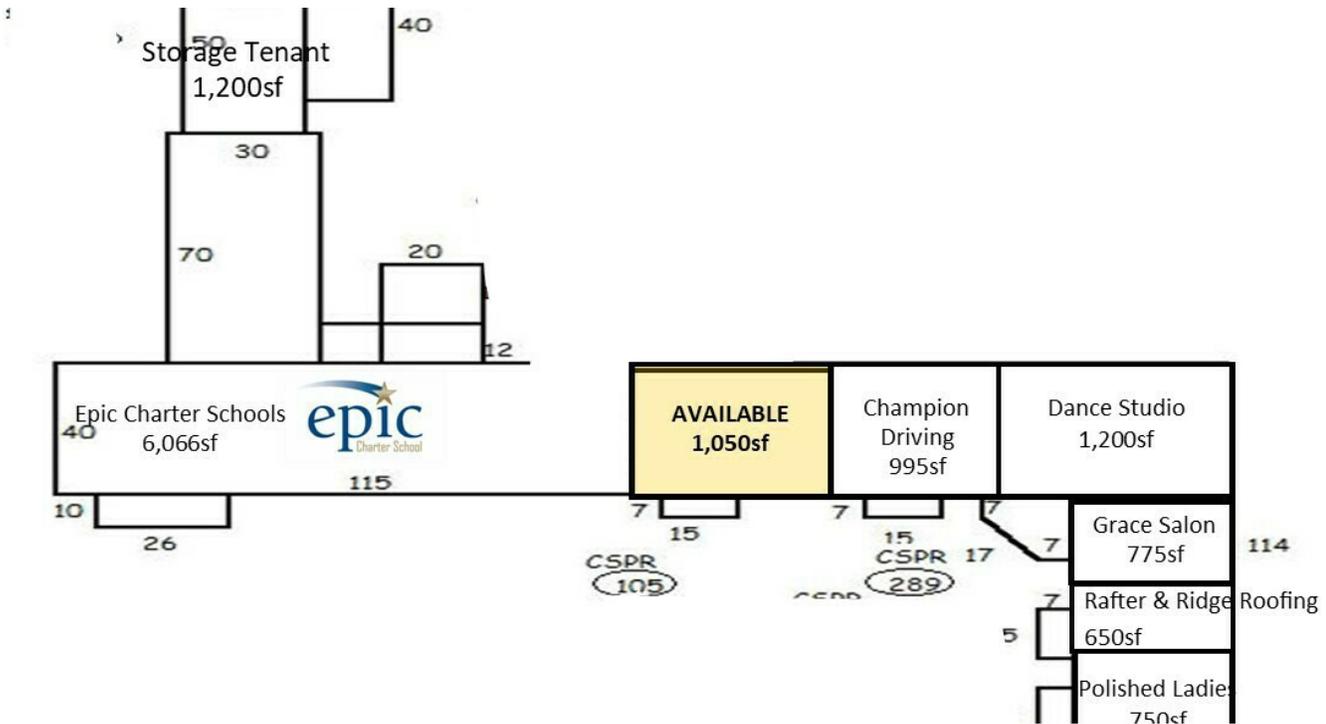
Piedmont is a bedroom of Oklahoma City that is experiencing an increase in population due to the quality of its school system. The population as of the 2020 census is 7,400 people with an average age of 35 and an average household income of \$104,871. Numerous new homes are being built to accommodate additional growth.

PROPERTY HIGHLIGHTS

- Fronts Piedmont Road (State Highway 4)
- 236 feet of frontage
- Retail and Office Potential

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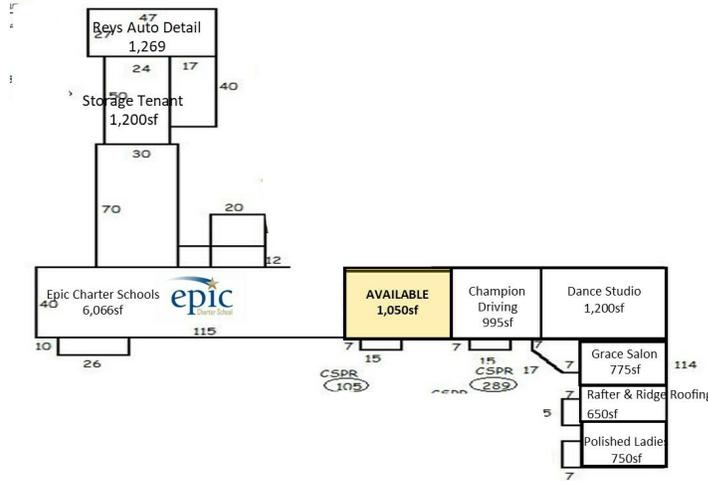
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LEASE INFORMATION

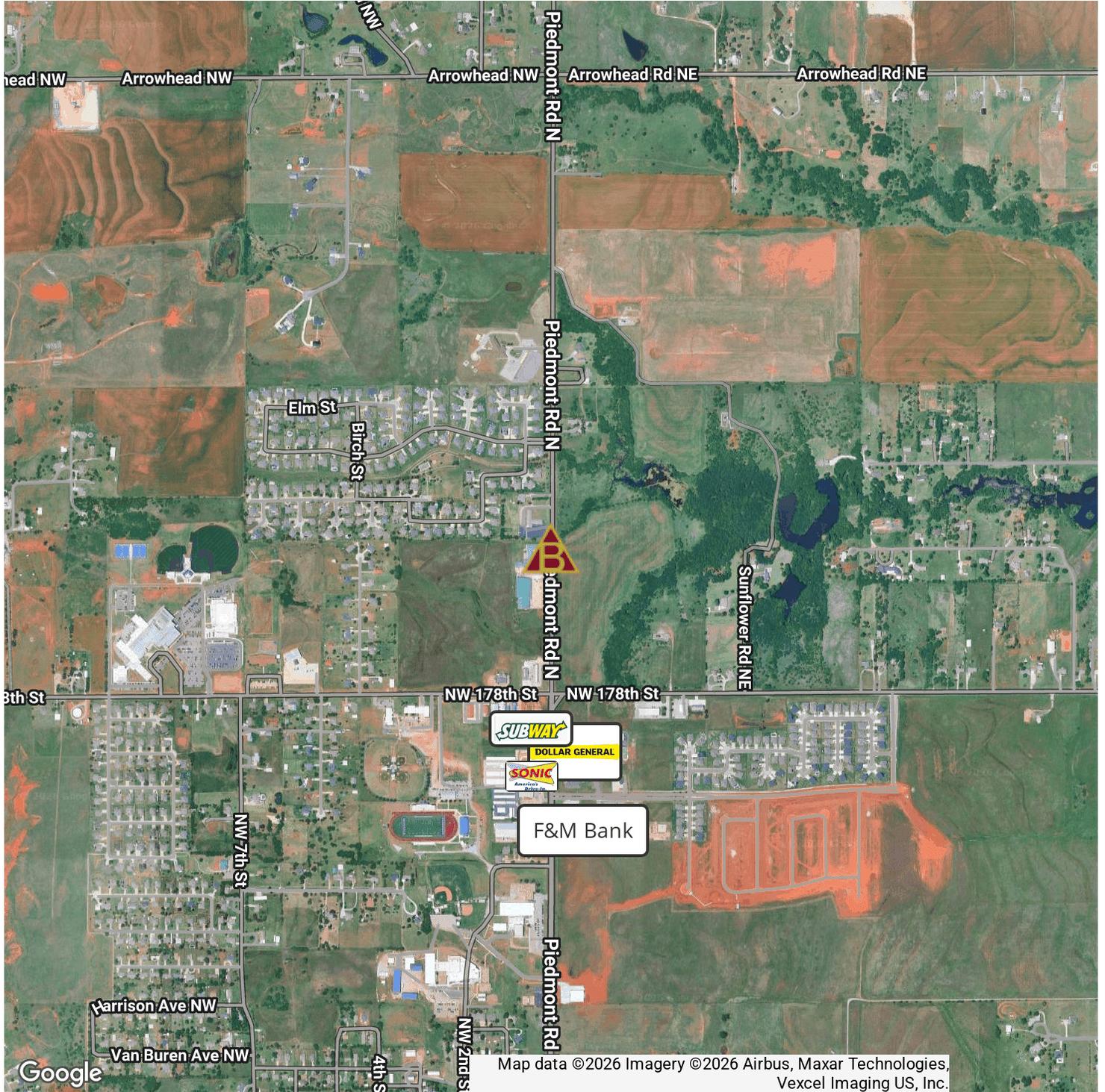
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,050 SF	Lease Rate:	\$14.76 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1	-	1,269 SF	NNN	\$6.00 SF/yr	Storage space with 2 overhead doors
Unit 2	-	1,200 SF	NNN	\$6.00 SF/yr	Storage space with one overhead door
Unit A	-	6,066 SF	NNN	\$12.00 SF/yr	-
Unit B	Available	1,050 SF	NNN	\$14.76 SF/yr	Built out as office space but can be retail.
Unit C	-	995 SF	NNN	\$14.76 SF/yr	Can be used as office or retail.
Unit E	-	650 SF	NNN	\$16.72 SF/yr	Built out has retail. Former kitchen space but equipment has been removed.

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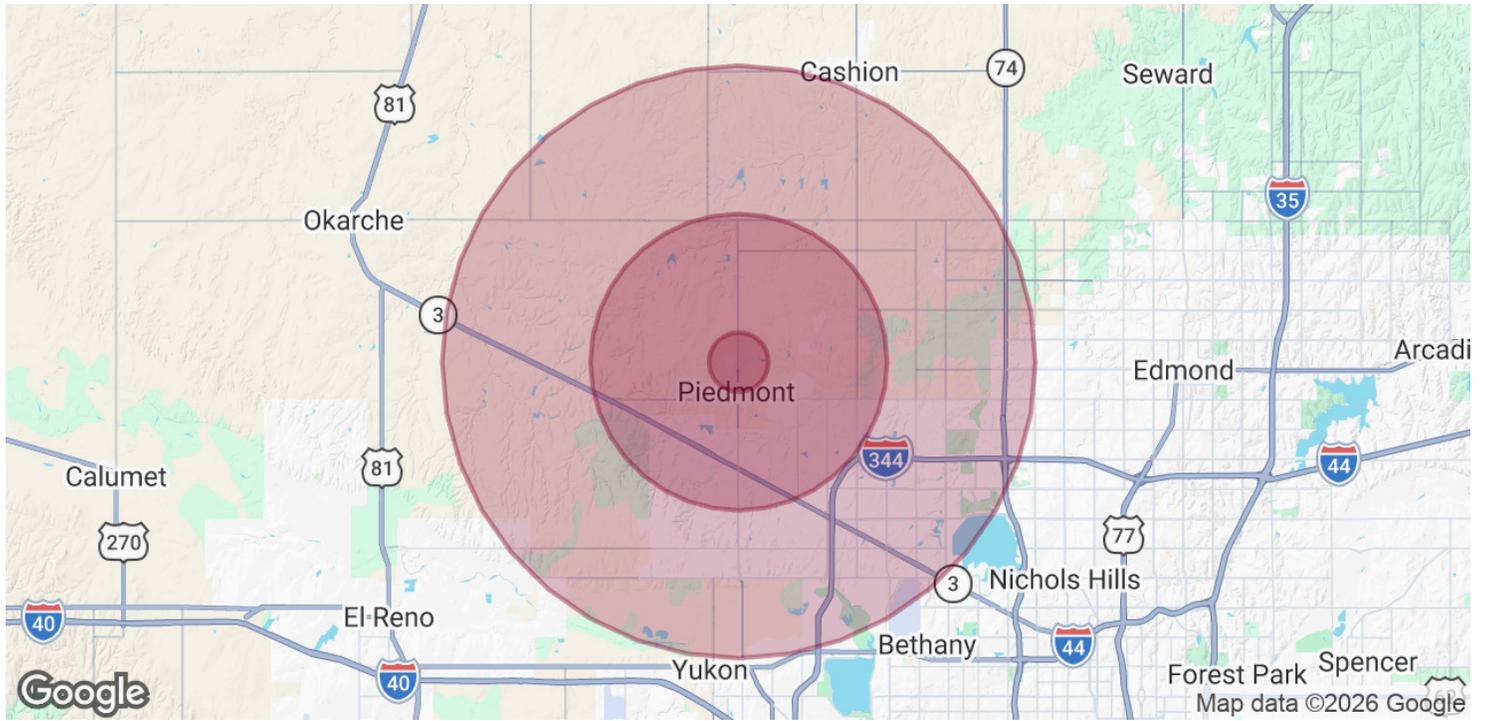
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	917	13,898	116,282
Average Age	41.0	36.8	38.0
Average Age (Male)	42.1	34.7	36.8
Average Age (Female)	38.3	35.8	38.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	375	4,827	46,410
# of Persons per HH	2.4	2.9	2.5
Average HH Income	\$82,555	\$99,755	\$95,011
Average House Value	\$238,022	\$271,811	\$226,246

* Demographic data derived from 2020 ACS - US Census

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