

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Nestled within the vibrant community of Moore, Oklahoma, this retail strip at 1210 NW 12th St. is located just west of the bustling intersection of 12th Street and Sante Fe. Its strategic positioning ensures high visibility and foot traffic, making it an ideal destination for businesses seeking maximum exposure. This property includes highly visible signage facing north towards 12th Street.

PROPERTY HIGHLIGHTS

- Great co-tenancy
- High visibility
- High traffic counts
- Sufficient parking
- Attractive Design

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
NNN Rate:	\$5.69 SF/yr
Number of Units:	5
Available SF:	800 - 2,400 SF
Lot Size:	1.03 Acres
Building Size:	7,200 SF

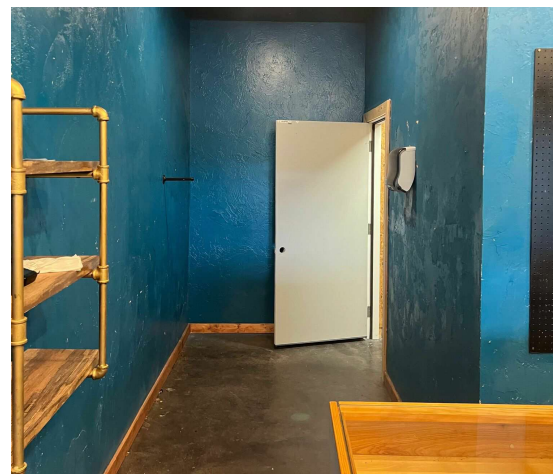
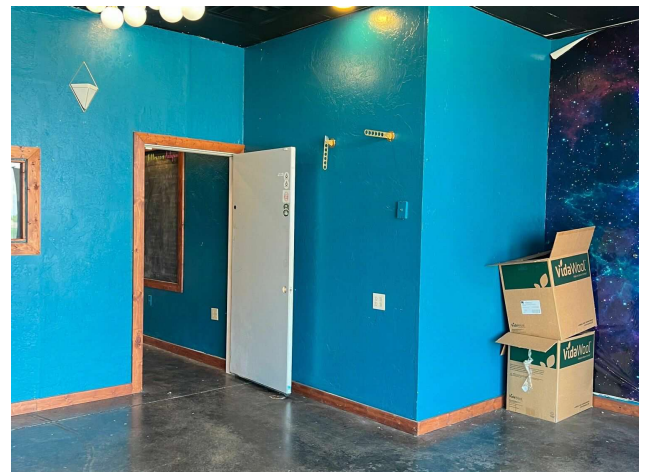
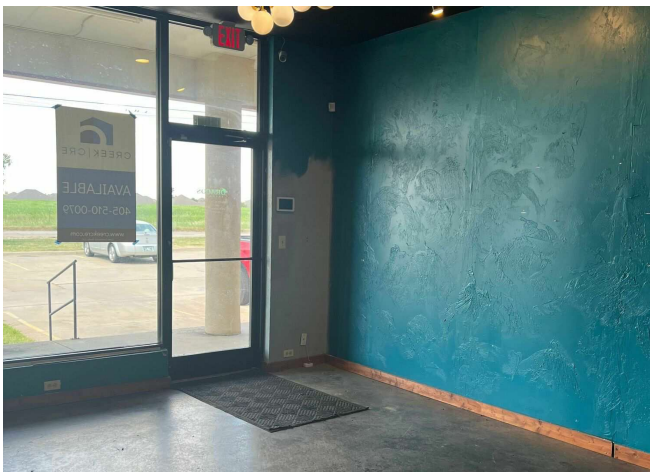
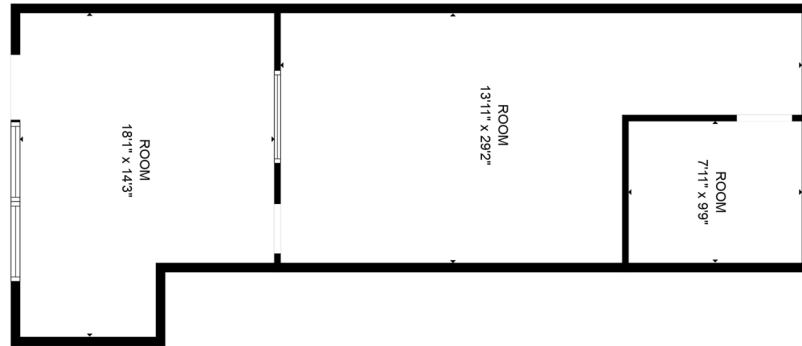
SPACES	LEASE RATE	SPACE SIZE
1204	\$14.00 SF/yr	800 - 2,400 SF
1200	\$14.00 SF/yr	1,200 SF

CAMDEN NIGHTENGALE
727.946.3333
camden@creekcre.com

ADEN STRUBLE
405.210.3910
aden@creekcre.com

SUITE 1208 - 800 SF

RE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT N



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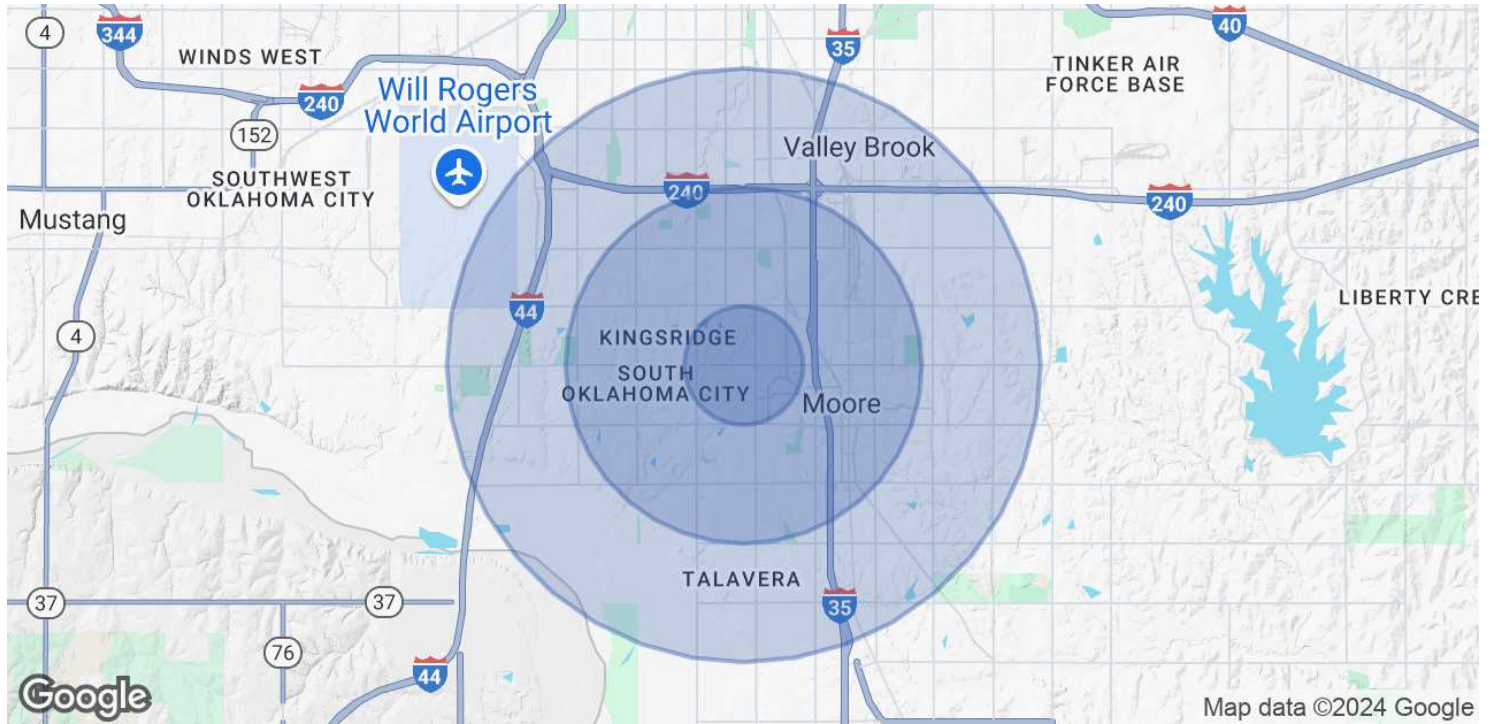
SUITE 1200 - 1,200 SF



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,175	93,100	188,201
Average Age	38	39	38
Average Age (Male)	36	38	36
Average Age (Female)	40	40	39

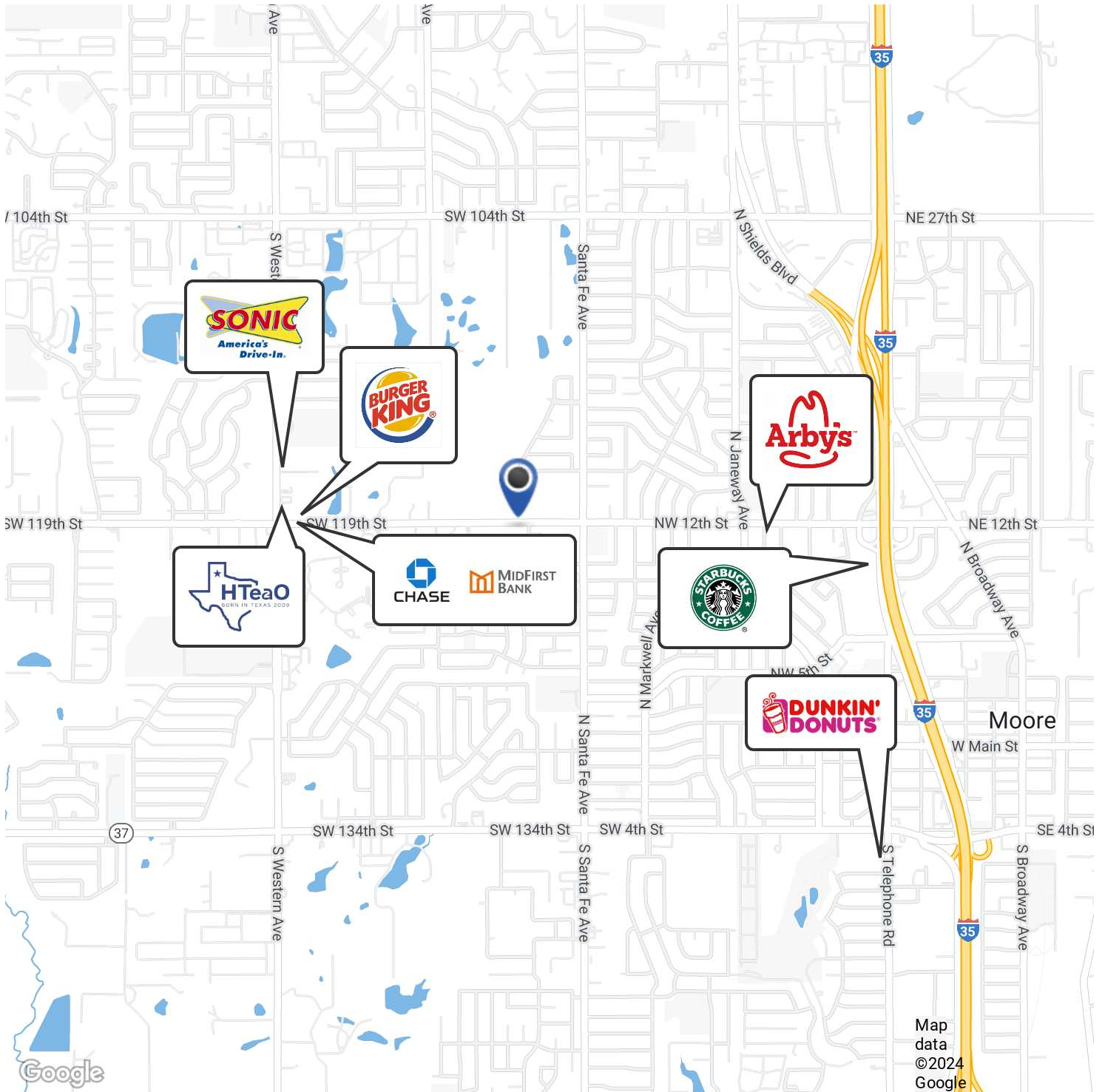
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,953	36,600	70,915
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$73,904	\$85,733	\$81,570
Average House Value	\$187,969	\$231,740	\$214,268

Demographics data derived from AlphaMap

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RETAILER MAP



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