

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	1,800-4,298 SF
Lease Rate:	\$10.00 SF/yr (MG)
Lot Size:	4.6 Acres
Year Built:	1973
Building Size:	18,384 SF
Zoning:	C-3
Market:	Oklahoma City Metro
Submarket:	Del City

### PROPERTY OVERVIEW

Very affordable retail space along busy Del City corridor.

### PROPERTY HIGHLIGHTS

- Ample Parking
- Pylon Signage
- Service oriented Co-Tenancy
- Busy Corridor

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## ADDITIONAL PHOTOS

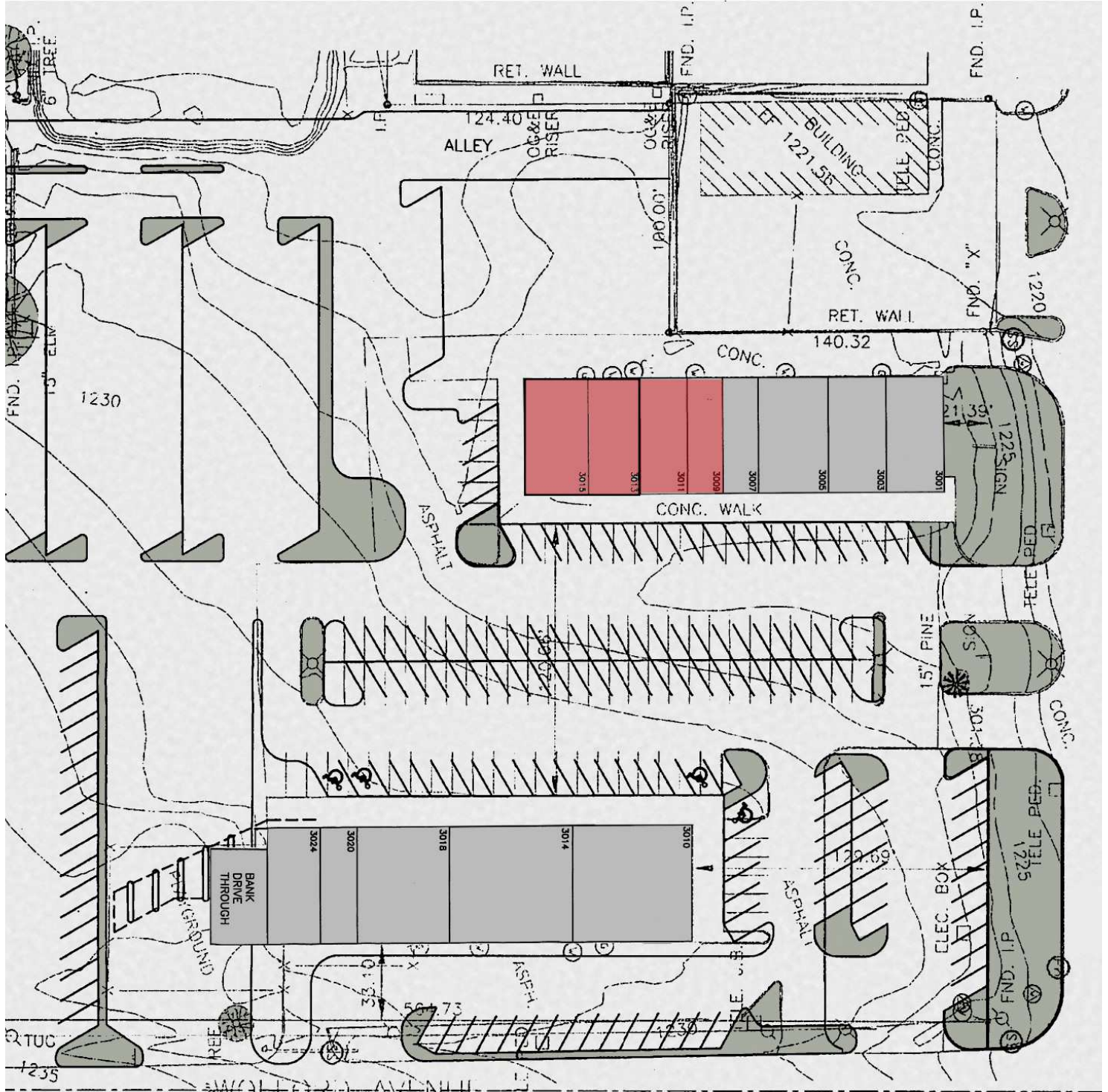


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## SITE PLAN

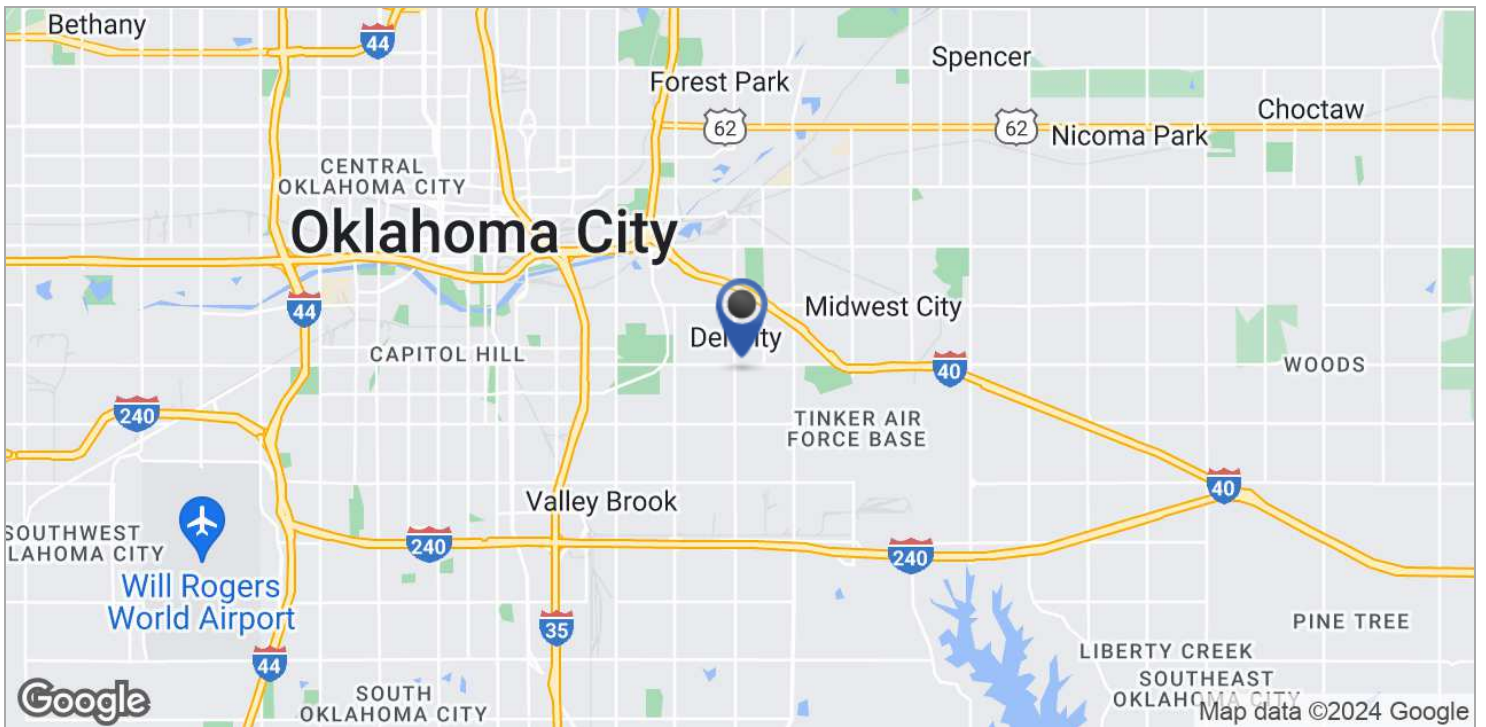
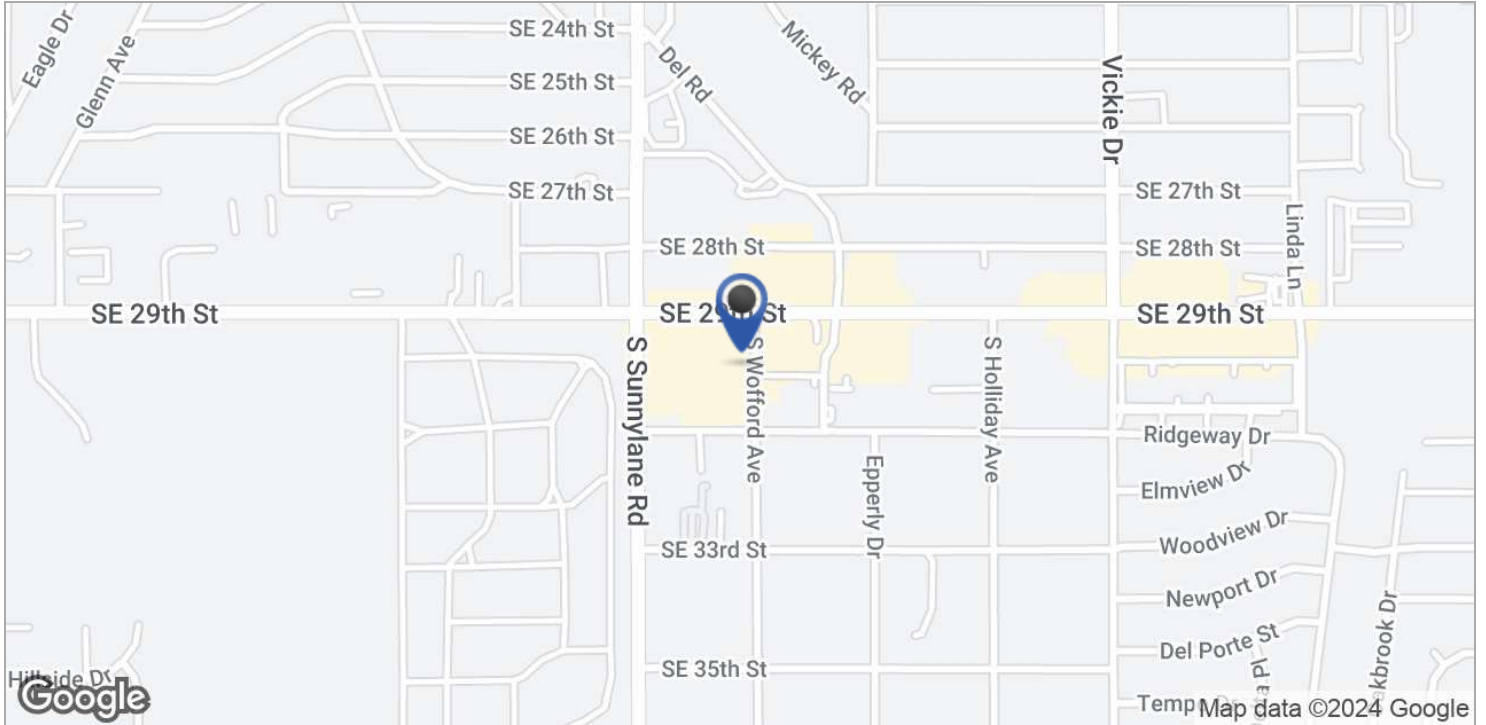


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## LOCATION MAPS



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## RETAILER MAP

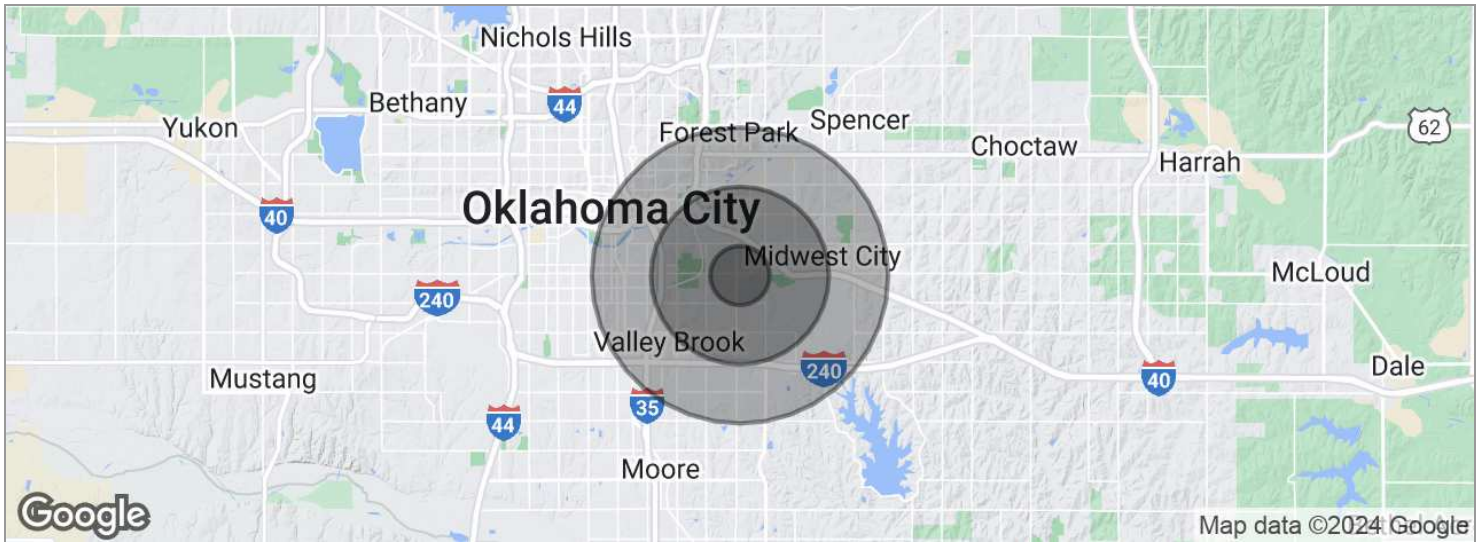


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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,556	57,386	127,753
Median age	32.5	31.9	32.3
Median age (Male)	31.5	30.4	31.5
Median age (Female)	33.4	33.1	33.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,412	21,900	49,055
# of persons per HH	2.6	2.6	2.6
Average HH income	\$47,637	\$48,274	\$45,087
Average house value	\$65,106	\$74,310	\$87,944

\* Demographic data derived from 2020 ACS - US Census

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