

FOR LEASE

4433 NW 23RD  
4433 NW 23RD ST, OKLAHOMA CITY, OK 73107



**BANTA**  
Property Group

**BANTA PROPERTY GROUP, LLC**

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## 4433 NW 23RD

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## Prime Development Opportunity - Pad Site for Lease



## OFFERING SUMMARY

Lease Rate:	\$1.54 SF/yr (Ground)
Available SF:	45,000 SF
Zoning:	Commercial
Frontage:	150' NW 23rd St
Submarket:	Northwest

## PROPERTY HIGHLIGHTS

- High Visibility
- Active Retail Corridor High
- Traffic Count

## PROPERTY OVERVIEW

This prime property, formerly home to a Pizza Hut for several decades until its closing in 2020, offers a rare, long-term business opportunity. Set on a 45,000-square-foot lot, this site is deeply rooted in the community, with high local recognition and a history of steady customer traffic. Recently cleared for redevelopment, it's ready for the next enduring business to make its mark.

Zoned C-3 and situated along a bustling commercial corridor, the property is ideally suited for a quick-service restaurant or walk-in medical clinic. The high-traffic location, within a diverse and vibrant trade area, supports a range of commercial uses, making it especially attractive for healthcare services or fast-casual dining. This site provides an exceptional chance for businesses seeking to establish a lasting presence in a thriving market.

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## Highlights

- Unparalleled visibility
- Pedestrian friendly ingress & egress
- Stable job growth in the area due to a mixed workforce and opportunities presented in the submarket
- Streetscape renovation of \$13.2MM has been designed to benefit community businesses residing along NW 23rd
- Bustling commerce hub area for the locality w/ entertaining neighborhood amenities
- Direct accessibility to downtown and neighboring communities.



## Lot Anatomy

ADA Path of Travel & Curb Cuts  
Concrete: Sidewalks, Planters, Light Standard & Swale  
Rectangular Site, Directional Ingress/Egress, Efficient Design  
End-user Friendly, Safe Spacing Entrances, Wheel Stops, Wide Aisles, Angle Stalls, Durable Pavement Base

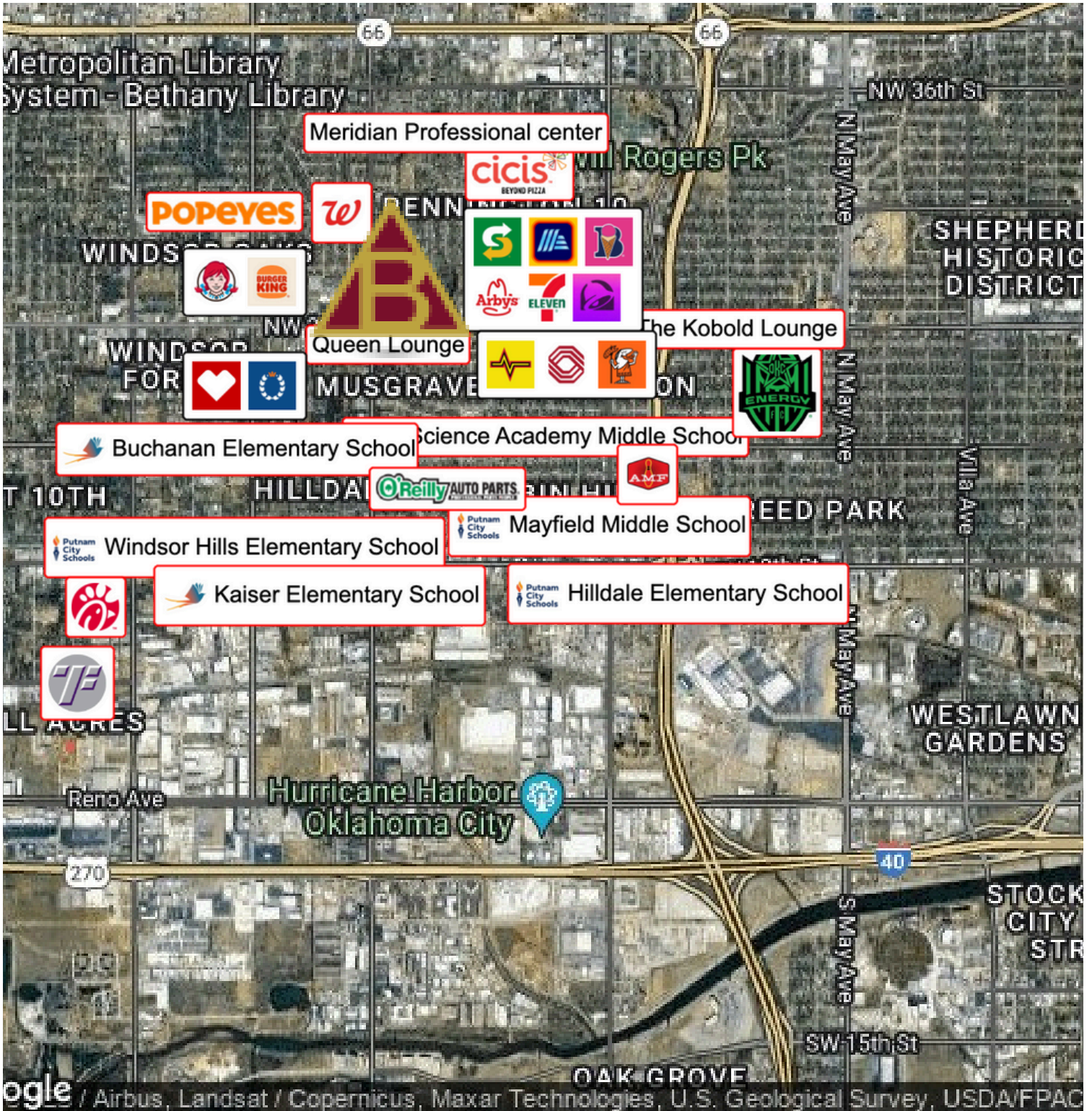
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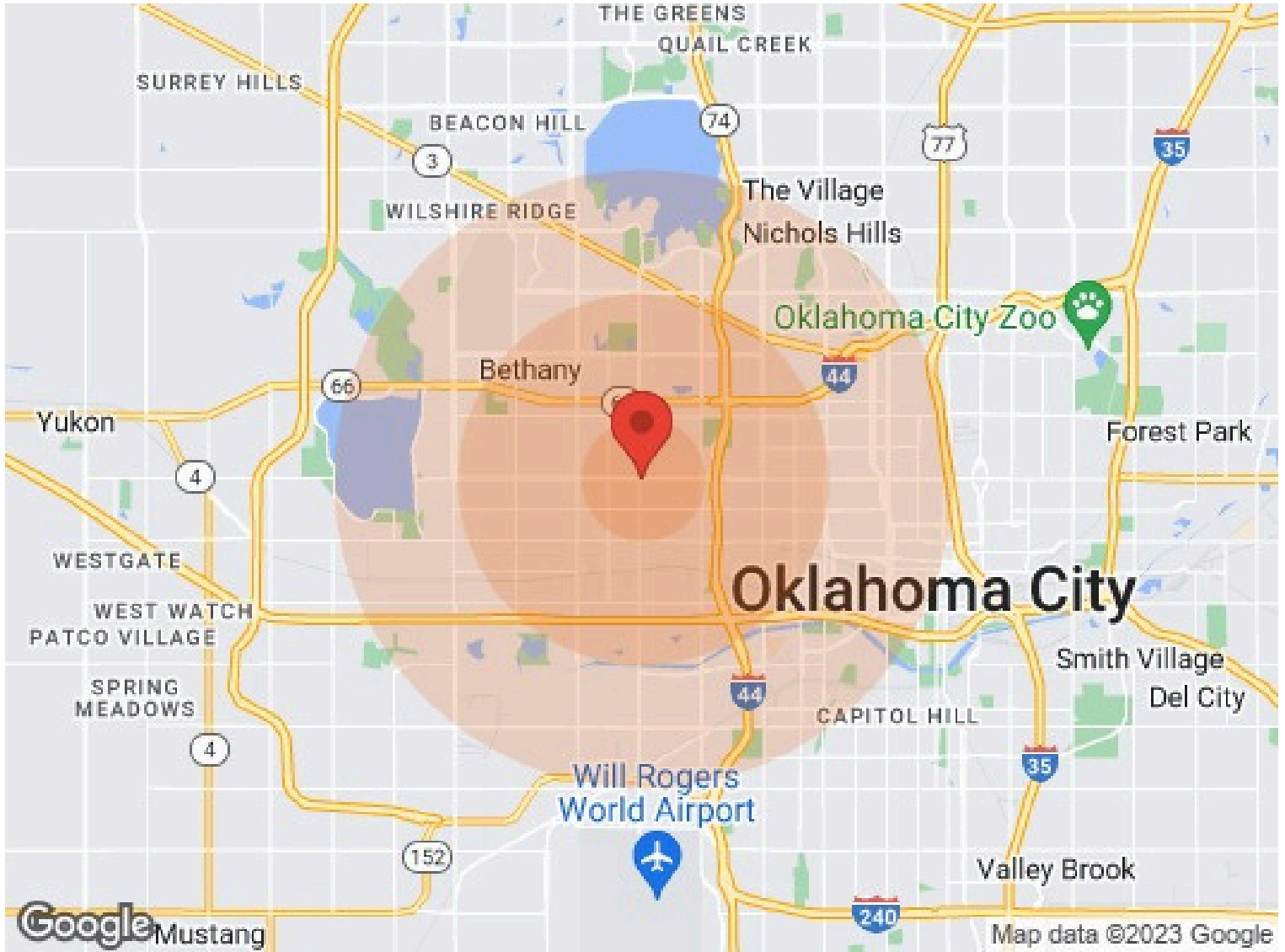
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	2 mile	3 mile	5 mile
2010 Population	49,072	96,254	197,136
2023 Population	51,577	100,781	210,265

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