

# THE PEGASUS BUILDING

12 NW 13th Street Suite 4, Oklahoma City, OK 73103

RETAIL PROPERTY FOR LEASE



## PROPERTY DESCRIPTION

The Pegasus Building is home to a wonderful mix of local businesses, including 405 Yoga, Moondrake Hand Dyed Yarn, Hurt Craft Deep Tissue Therapy, and KCL Engineers. Suite 4 presents an ideal setting for a massage studio, chiropractor, office, or mental/physical health clinic. With its adaptable layout and versatile design, this space offers practicality and flexibility for a range of creative ventures. Emphasizing a collaborative environment, Suite 4 fosters a healthy relationship with existing tenants, providing the opportunity to coexist and thrive together.

## LOCATION DESCRIPTION

The Pegasus Building is located at the northern tip of Automobile Alley and walkable to many restaurants, local boutique shops, and the Oklahoma Contemporary Arts Center. Being one block from a stop on the Oklahoma City Streetcar, makes this exciting location accessible to all of downtown Oklahoma City by foot. Easy access to/from I-235 makes commutes painless.

## PROPERTY HIGHLIGHTS

- Free Parking
- Exposed brick walls
- Move-in Ready
- Natural light

## SPACES

SPACES	LEASE RATE	SPACE SIZE
12 NW 13TH STREET SUITE 4	\$3,250 per month	1,550 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,479	33,008	78,142
TOTAL POPULATION	9,787	73,221	186,108
AVERAGE HH INCOME	\$104,199	\$81,118	\$75,263

Ian Duty-Dean

Managing Broker

405.928.6210

ian@greyhound.group

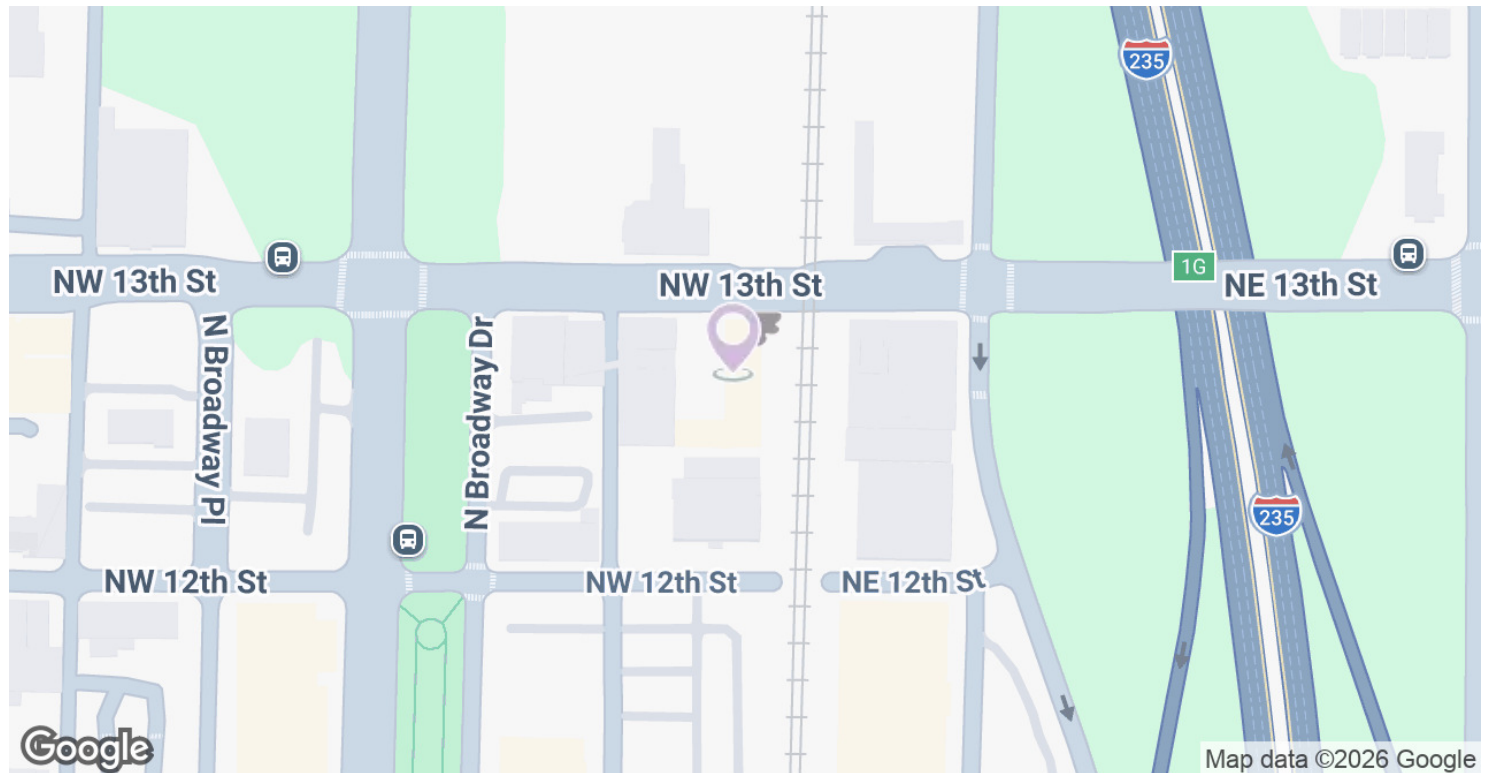
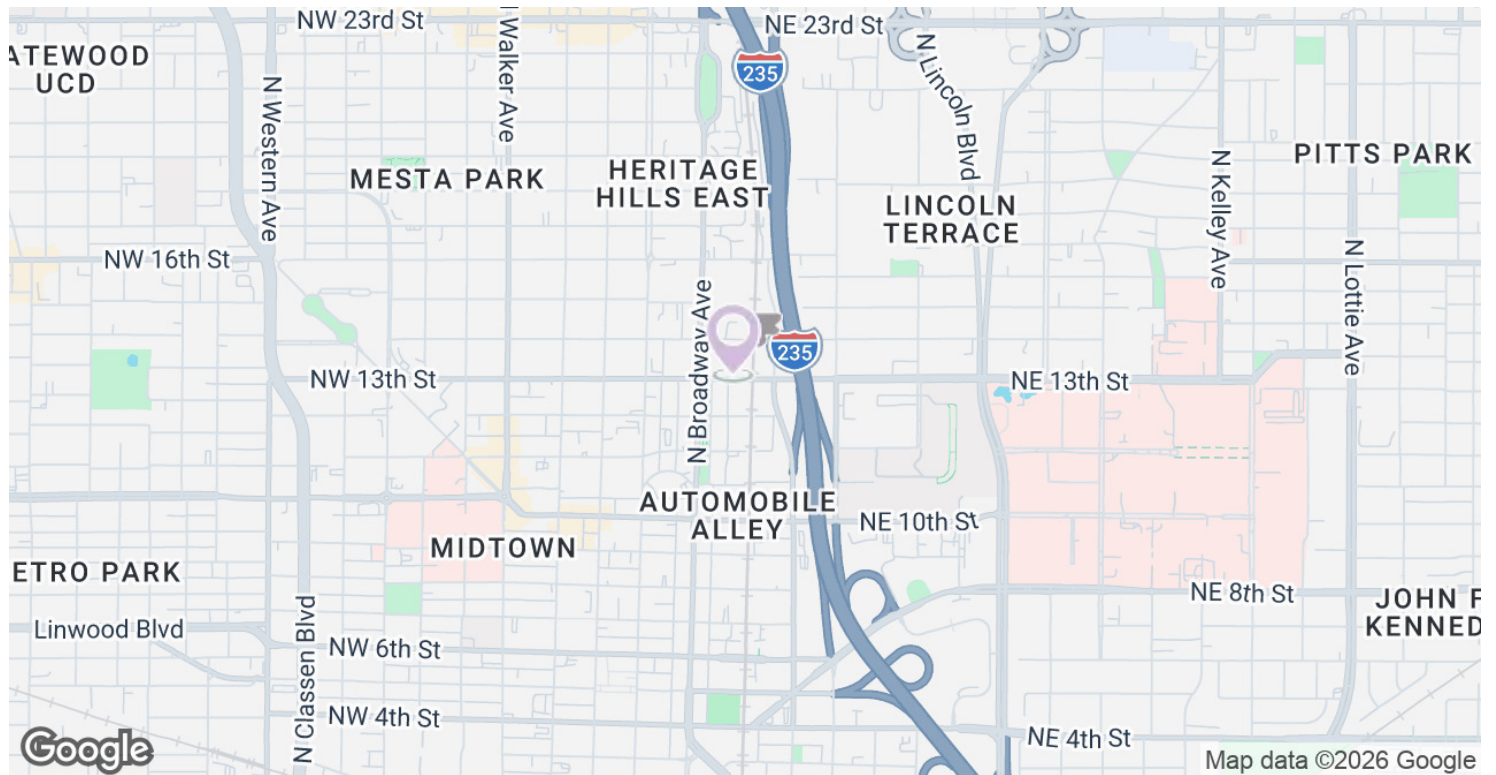


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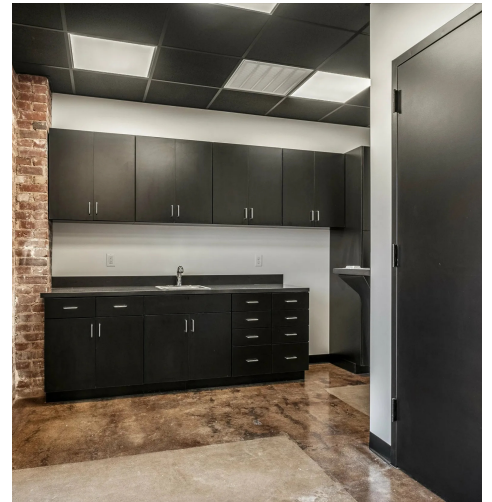


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,787	73,221	186,108
AVERAGE AGE	33.2	34.5	34.5
AVERAGE AGE (MALE)	33.2	34.7	34.6
AVERAGE AGE (FEMALE)	32.9	34.7	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,479	33,008	78,142
# OF PERSONS PER HH	1.8	2.2	2.4
AVERAGE HH INCOME	\$104,199	\$81,118	\$75,263
AVERAGE HOUSE VALUE	\$486,756	\$240,758	\$196,932

2023 American Community Survey (ACS)

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