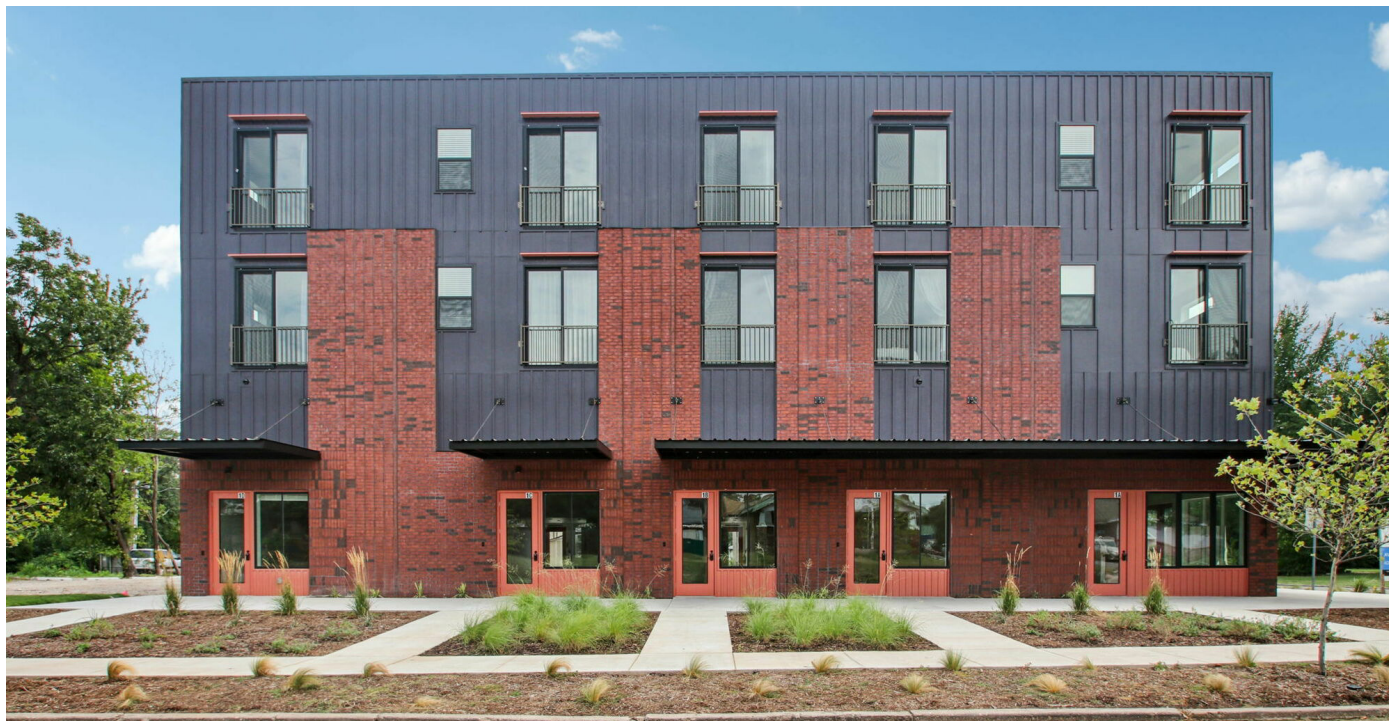


PROPERTY SUMMARY



PROPERTY DESCRIPTION

These prime retail/office spaces in the heart of Oklahoma City's vibrant Plaza District are available for lease in a new three-story building. Surrounded by the district's most popular restaurants, local shops, and festivals, the space features a large outdoor patio, modern architecture, and expansive windows, perfect for a high-visibility dining experience. With 10 residential units above, the location guarantees a built-in customer base and constant foot traffic. Don't miss the chance to be part of this thriving community and make your mark in OKC's hottest district.

PROPERTY HIGHLIGHTS

- Prime restaurant/retail space available for lease in the heart of the Plaza District
- Large outdoor patio with high visibility and modern design
- Surrounded by popular restaurants, shops, and festivals in Oklahoma City's most vibrant district
- 10 residential units above ensuring steady foot traffic and a built-in customer base

OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (NNN)
NNN Rate	\$2.81 SF/yr
Available SF:	939-1,922 SF
Building Size:	12,095 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,008	37,945	89,132
Total Population	14,510	85,232	216,152
Average HH Income	\$78,333	\$72,375	\$67,398

ADEN STRUBLE

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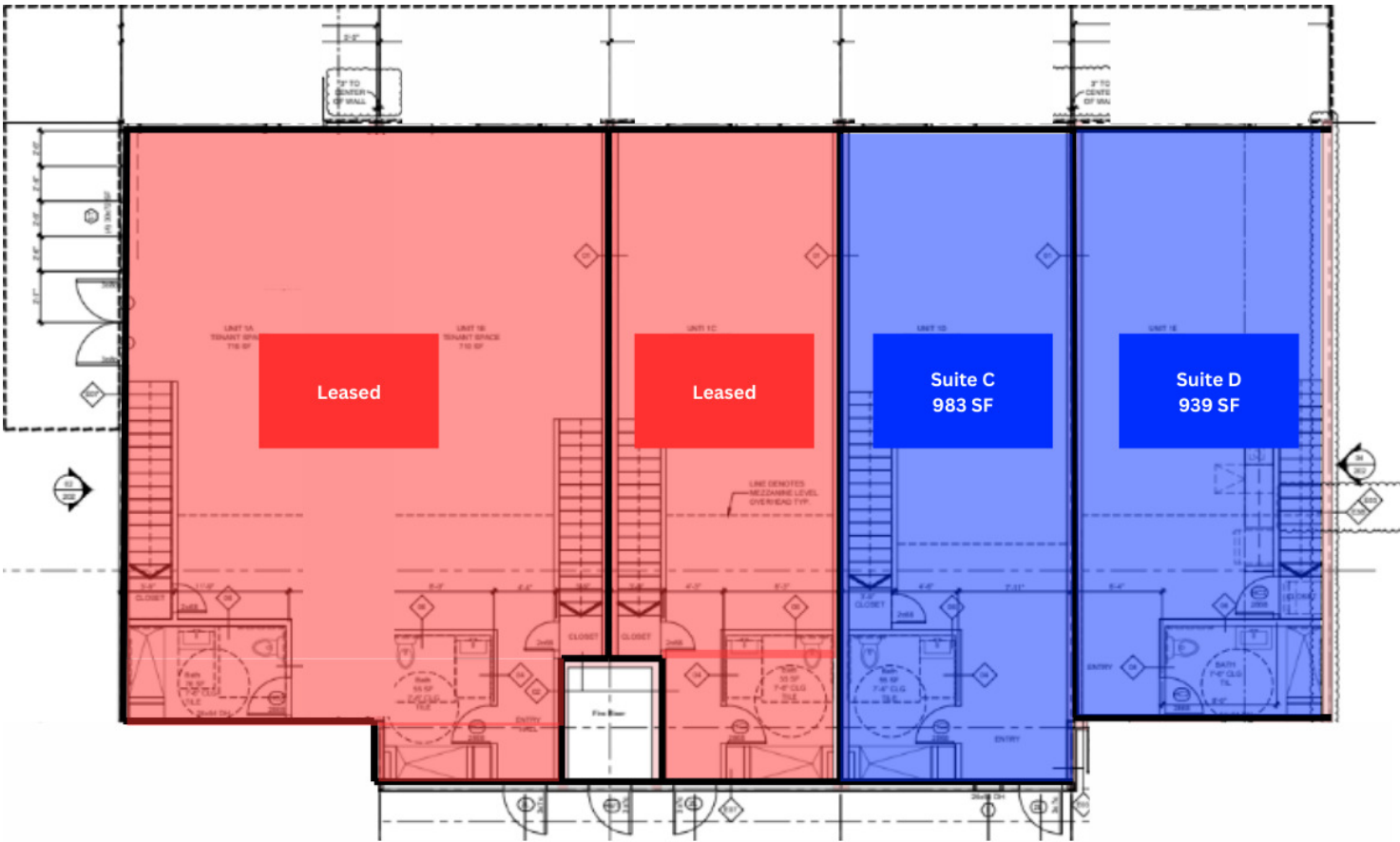
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SITE PLANS



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ADDITIONAL PHOTOS



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RETAILER MAP

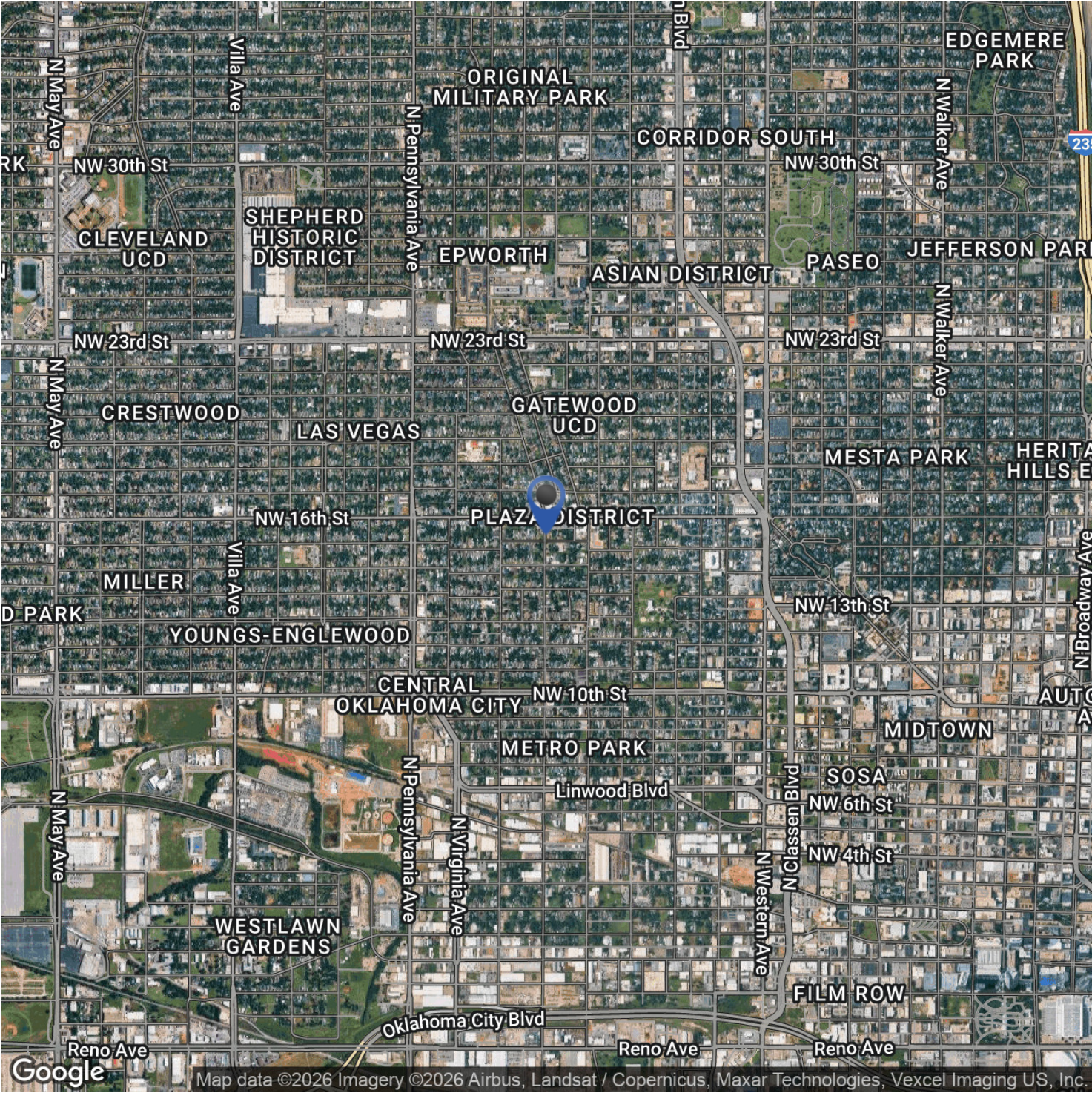


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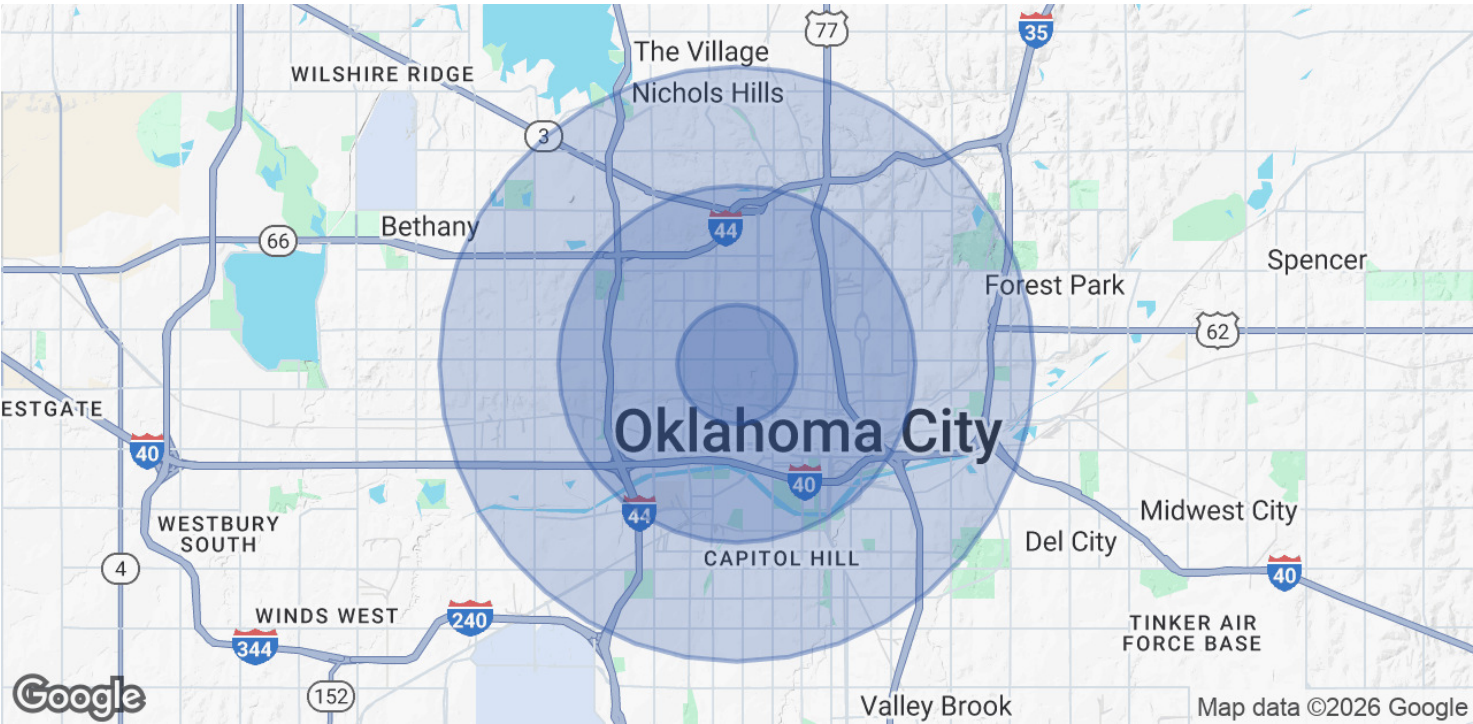
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,510	85,232	216,152
Average Age	35	37	37
Average Age (Male)	36	37	37
Average Age (Female)	35	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,008	37,945	89,132
# of Persons per HH	2.4	2.2	2.4
Average HH Income	\$78,333	\$72,375	\$67,398
Average House Value	\$284,845	\$254,088	\$220,510

Demographics data derived from AlphaMap