

1023 THIRD ST.

1023 THIRD ST., ELK CITY, OK 73644

PROPERTY SUMMARY



LOCATION DESCRIPTION

Nestled in the heart of Elk City, 1023 Third St. offers a strategic retail location within a thriving community. Boasting a dynamic commercial environment, the surrounding area is home to an array of popular retailers, restaurants, and entertainment venues that draw a steady flow of visitors. Anchored by the National Route 66 Museum and the Old Town Museum, this bustling area is a magnet for both locals and tourists, creating an attractive market for retail or strip center tenants seeking a vibrant and engaging commercial setting. With its proximity to key local attractions and a strong sense of community, the surrounding area provides an inviting backdrop for businesses looking to establish a prominent presence in Elk City's lively commercial landscape.

PROPERTY HIGHLIGHTS

- Prime Third St. location
- Versatile space for retail/strip center
- Ample parking for customers
- Spacious interior for flexible retail layouts

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	3
Available SF:	3,990 SF
Building Size:	7,190 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,504	4,928	5,729
Total Population	5,212	10,138	11,677
Average HH Income	\$45,237	\$47,869	\$49,063

Presented By:

Legacy Commercial Property

847.904.9200

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ADDITIONAL PHOTOS



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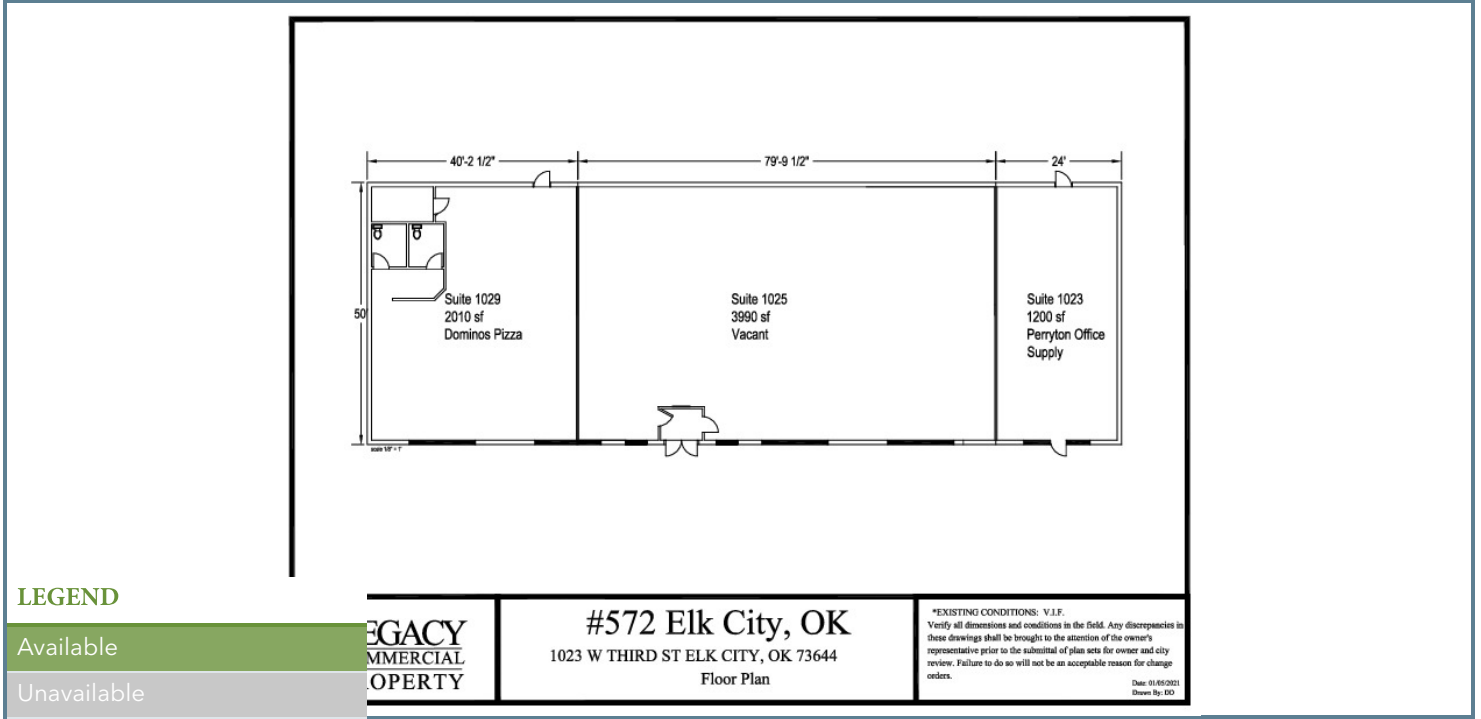
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,990 SF	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1023 W 3rd St	Russell Cellular	1,200 SF	NNN	-	-
1023 W 3rd St	Available	3,990 SF	NNN	Contact Broker for Pricing	-
1023 W 3rd St	Domino's Pizza - Five Star Pizza Inc	2,000 SF	NNN	-	-

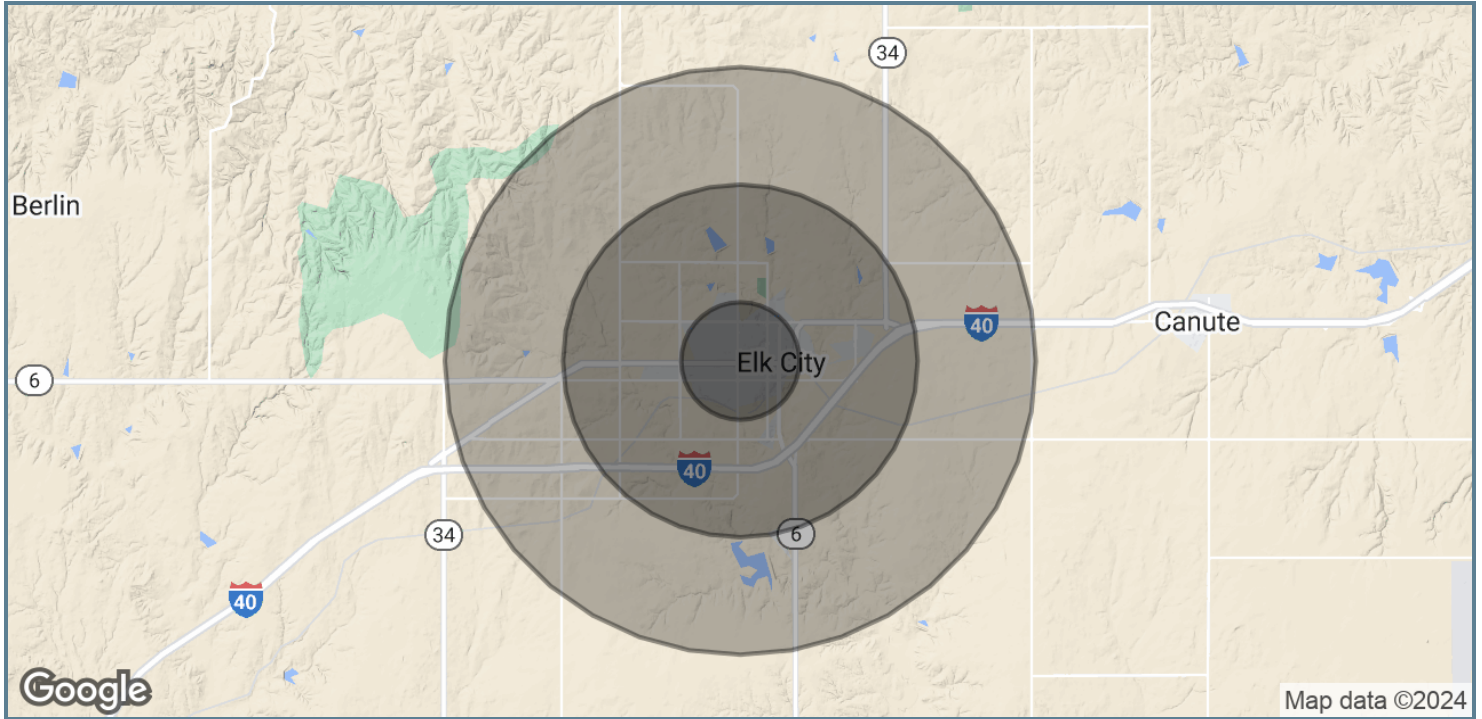
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,212	10,138	11,677
Average Age	32.9	33.9	34.3
Average Age (Male)	32.2	31.2	31.9
Average Age (Female)	31.5	34.0	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,504	4,928	5,729
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$45,237	\$47,869	\$49,063
Average House Value	\$123,460	\$135,067	\$139,651

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

