

FORMER FAMILY DOLLAR #32987 | DOLLAR TREE

203 E HIGHWAY 1, ALLEN, OK 74825



PROPERTY HIGHLIGHTS

- Prime location in the heart of town
- Building is just two years old
- In excellent condition
- Ample Parking
- Pylon Sign available
- Asking \$8.00 psf Gross

OFFERING SUMMARY

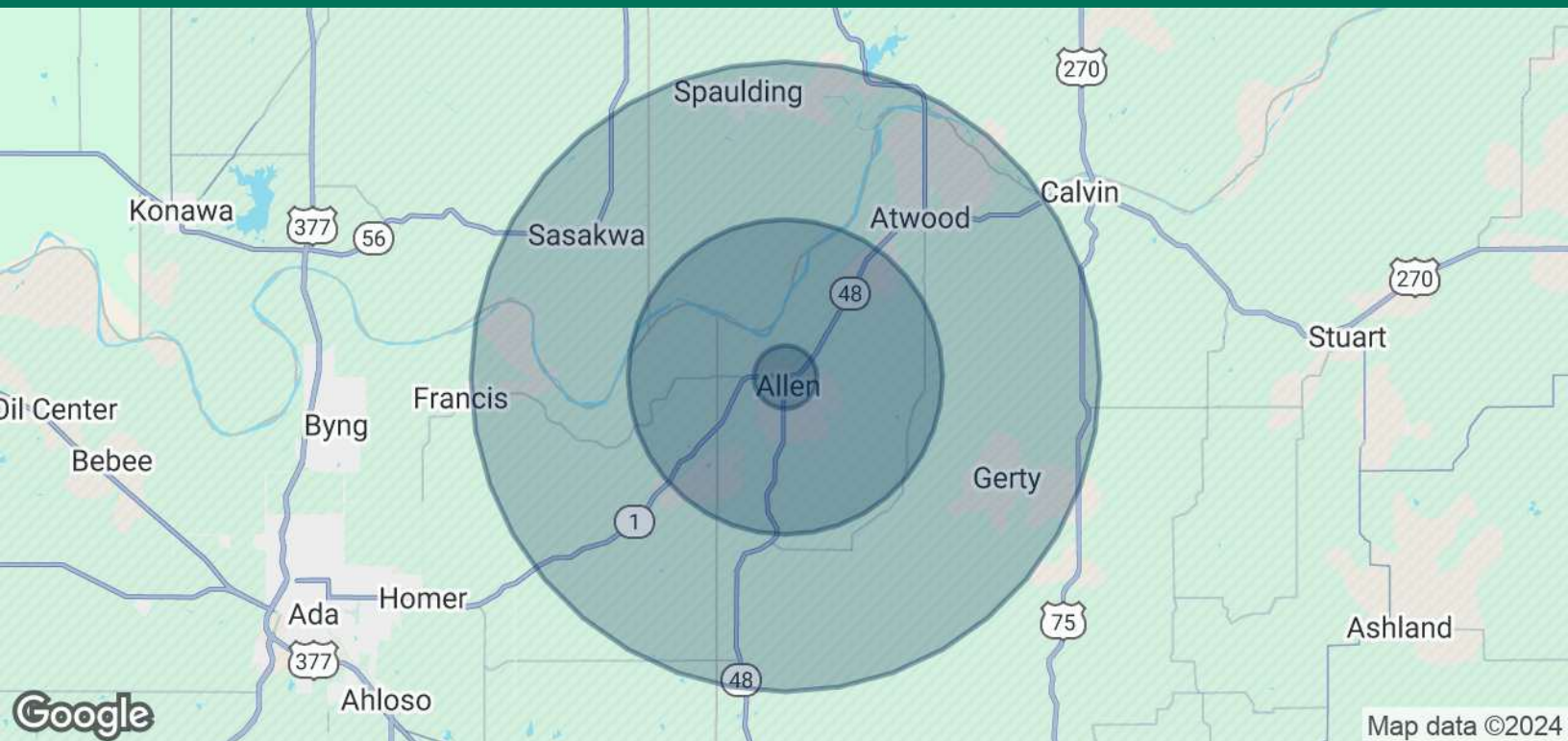
Lease Rate:	\$8.00 SF/yr (Gross)
Available SF:	10,531 SF
Building Size:	10,531 SF
Lease Expiration:	8/31/2032

EV ERNST

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	905	1,632	3,890
Average Age	40	41	42
Average Age (Male)	38	39	41
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	354	621	1,451
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$67,309	\$71,066	\$74,822
Average House Value	\$135,385	\$162,842	\$183,361

Demographics data derived from AlphaMap

10252024

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