

FOR LEASE

2120 NW 23RD

OKLAHOMA CITY, OK 73107

FOR MORE INFORMATION

CALL ZACK CONROY

(253) 549-8701



**BANTA**  
Property Group

**BANTA PROPERTY GROUP, LLC**

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2120 NW 23RD STREET, OKLAHOMA CITY, OK 73107



## OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	2,400 SF
Available SF:	2,400 SF
Lot Size:	0.17 Acres
Number of Units:	1
Year Built:	1929
Renovated:	2020
Zoning:	C-4

## PROPERTY OVERVIEW

This free standing building is located on NW 23rd just west of Pennsylvania Avenue. This highly traveled corridor has over 22,000 vehicle per day pass this location. The property is surrounded by national retail tenants and is near Oklahoma City University. This is an ideal location for either a retail or office user.

## PROPERTY HIGHLIGHTS

- Free Standing Building
- Ideal for retail or office use
- Fronts NW 23rd Street
- Highly visible with over 22,000 VPD passing this location

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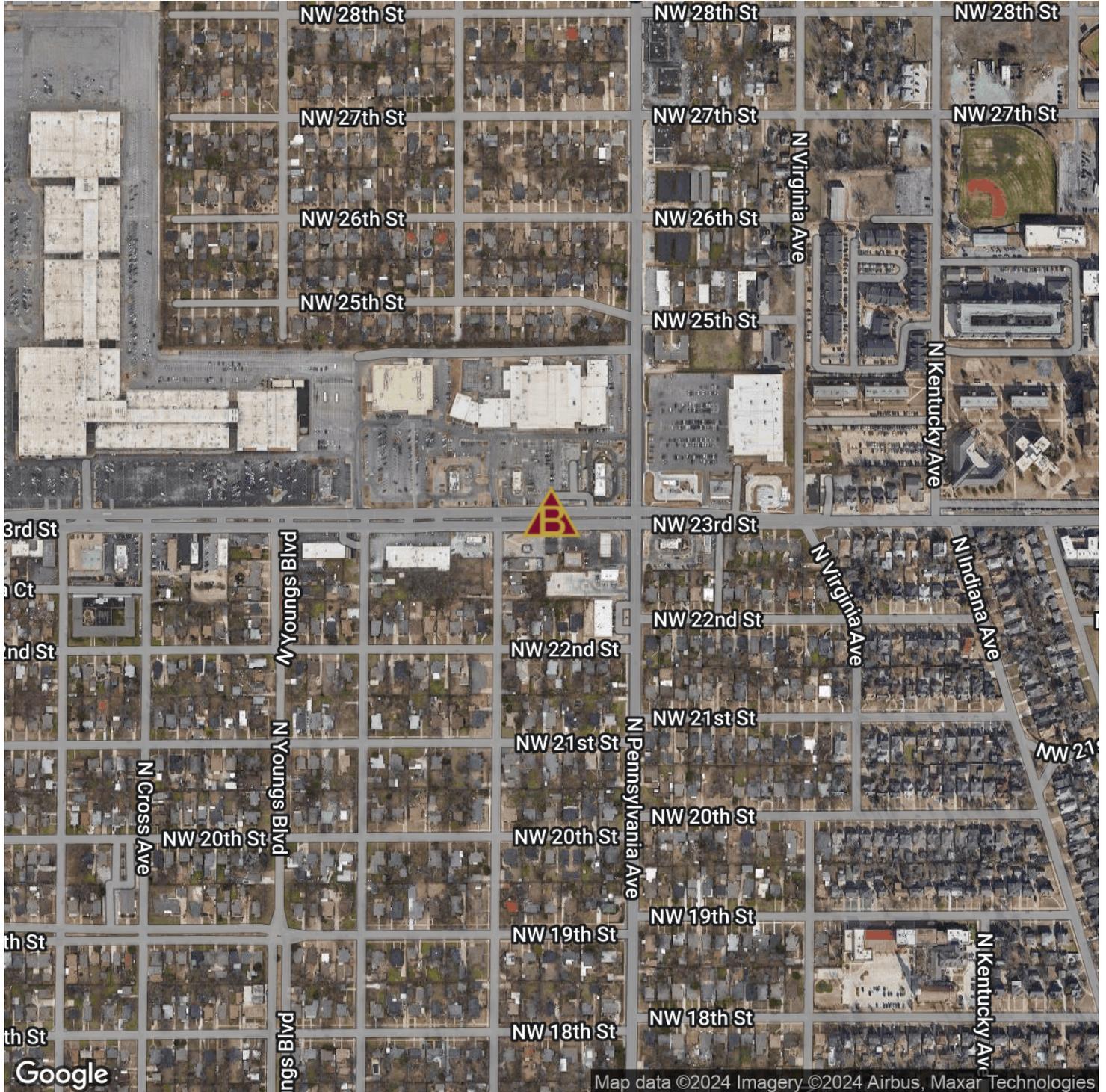
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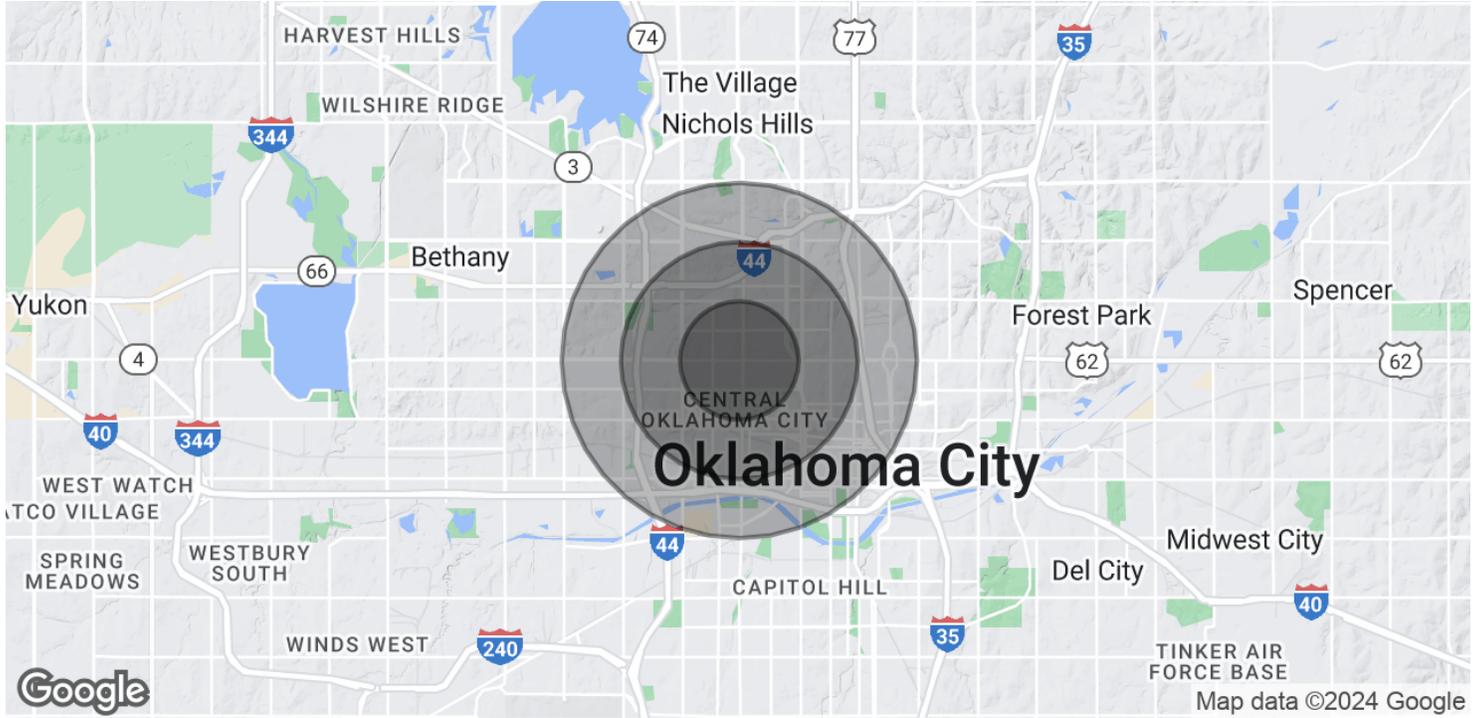
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	17,306	51,385	93,772
Average Age	32.4	33.9	34.9
Average Age (Male)	32.6	33.8	34.3
Average Age (Female)	31.8	33.6	35.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	6,999	21,701	40,564
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$45,255	\$48,900	\$51,216
Average House Value	\$94,834	\$143,531	\$153,675

\* Demographic data derived from 2020 ACS - US Census