

# COMMERCIAL PROPERTY FOR LEASE

NW CORNER OF EXCHANGE AVE & S AGNEW AVE

2301 EXCHANGE AVENUE, OKC, OK 73108

±36,537 SF ON 2.8 ACRES



## PROPERTY DETAILS

- 36,537 SF FORMER BANK BUILDING
- 2.8 ACRE LOT
- LOCATED IN THE HISTORIC STOCKYARDS DISTRICT
- SOUTHWEST OF DOWNTOWN OKLAHOMA CITY
- SOUTHEAST OF THE FAIRGROUNDS
- EXCELLENT VISIBILITY AND EASY ACCESS
- SIGNALIZED INTERSECTION
- PLENTIFUL PARKING
- EASY ACCESS TO I-40 AND I-44
- NEARBY EMPLOYERS INCLUDE CAPITOL STEEL & IRON, AMERICOLD LOGISTICS, DELL TECHNOLOGIES, DW DISTRIBUTION, FEDEX GROUND, UPS, AFCO STEEL, AND MANY MORE
- LEASE RATE: \$10.00 – \$12.00 PSF +NNNS

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 POPULATION	5,244	92,470	228,693
DAYTIME POPULATION	7,235	136,698	336,133
HOUSEHOLDS	1,807	34,189	90,249
AVERAGE HH INCOME	\$42,630	\$61,282	\$62,472



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# MARKET AERIAL

2301 EXCHANGE AVENUE, OKC, OK 73108

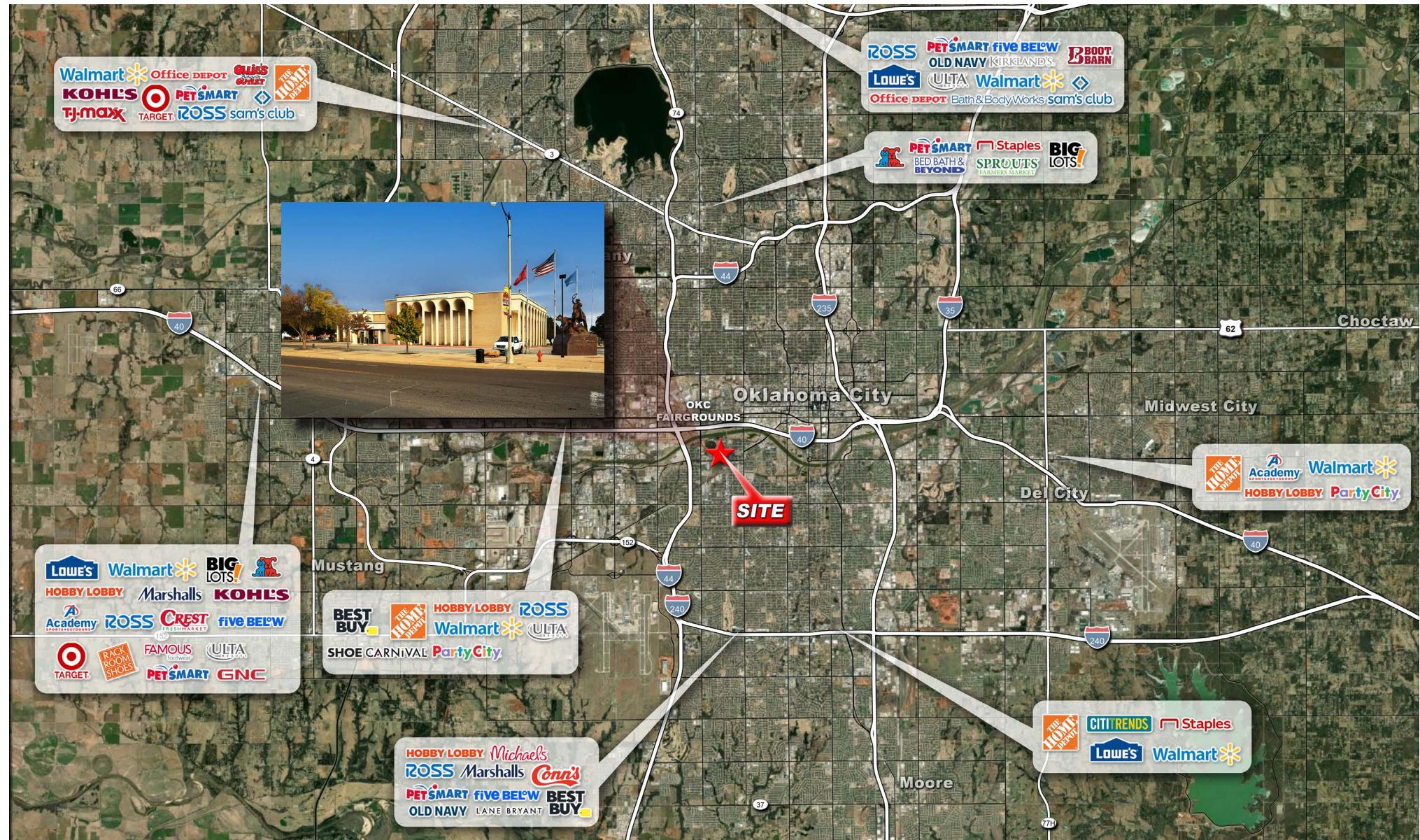


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# TRADE AREA AERIAL

2301 EXCHANGE AVENUE, OKC, OK 73108



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## 1 MILE RADIUS

### DEMOGRAPHIC SUMMARY

2301 Exchange Ave, Oklahoma City, Oklahoma, 73108

#### KEY FACTS

5,244

Population



1,807

Households

31.0

Median Age

\$26,978

Median Disposable Income

#### EDUCATION

41%



No High School Diploma

30%

High School Graduate



24%

Some College



6%

Bachelor's/Grad/Prof Degree

#### INCOME



\$30,197

Median Household Income



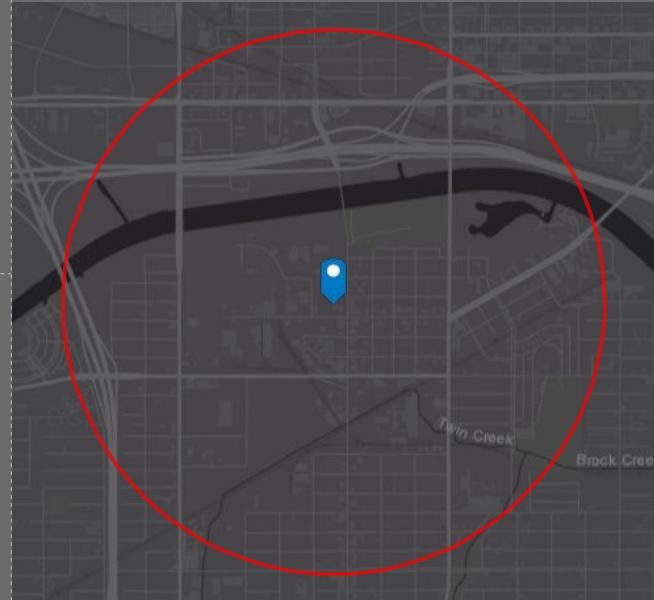
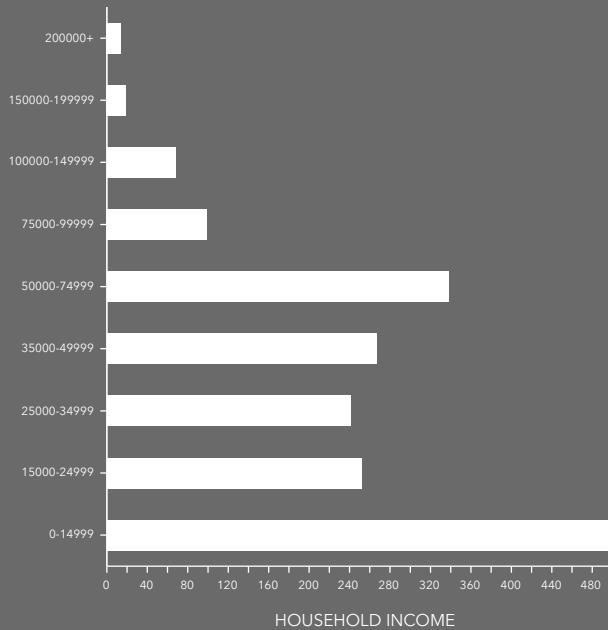
\$14,712

Per Capita Income



\$12,484

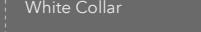
Median Net Worth



#### EMPLOYMENT



33%



53%



17%

8.2%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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## 3 MILE RADIUS

### DEMOGRAPHIC SUMMARY

2301 Exchange Ave, Oklahoma City, Oklahoma, 73108

#### KEY FACTS

92,470

Population



34,189

Households

31.9

Median Age

\$37,459

Median Disposable Income

#### EDUCATION

29%



No High School Diploma

30%

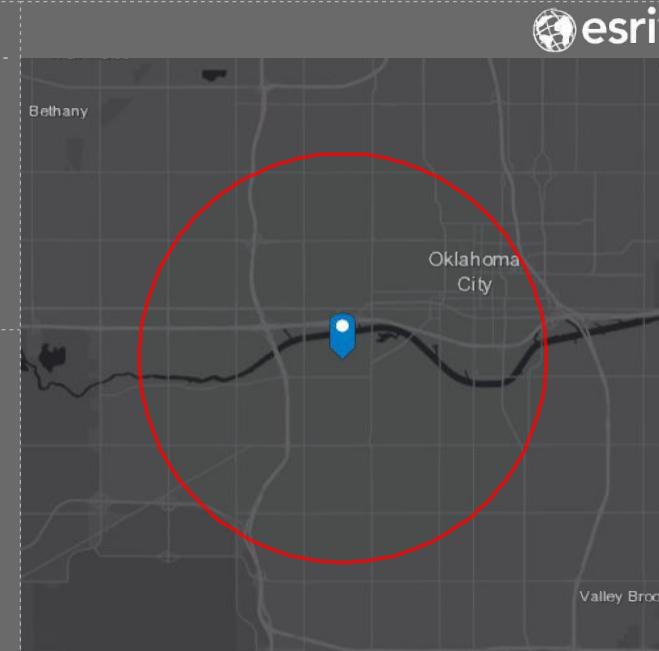
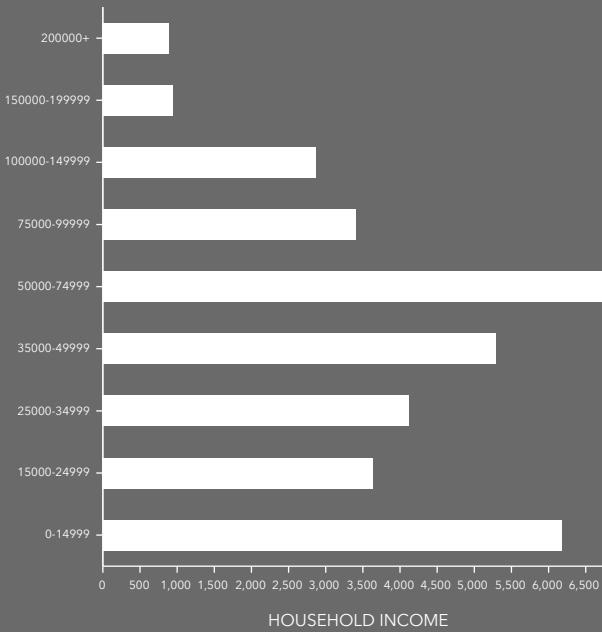
High School Graduate



21%  
Some College



20%  
Bachelor's/Grad/Prof Degree



#### EMPLOYMENT

46%  
White Collar

36%  
Blue Collar

20%  
Services

4.8%  
Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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## 5 MILE RADIUS

### DEMOGRAPHIC SUMMARY

2301 Exchange Ave, Oklahoma City, Oklahoma, 73108

#### KEY FACTS

228,693

Population



90,249

Households

33.7

Median Age

\$37,797

Median Disposable Income

#### EDUCATION

23%



No High School Diploma

30%

High School Graduate



25%  
Some College



21%  
Bachelor's/Grad/Prof Degree

#### INCOME



\$43,264  
Median Household Income

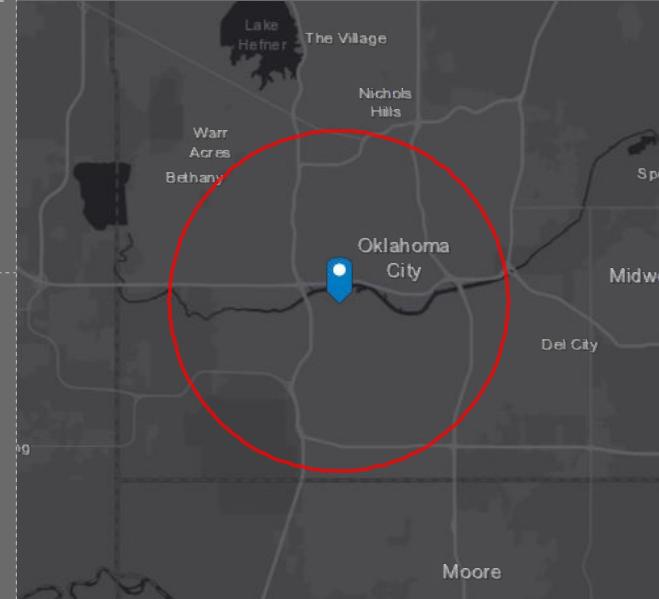
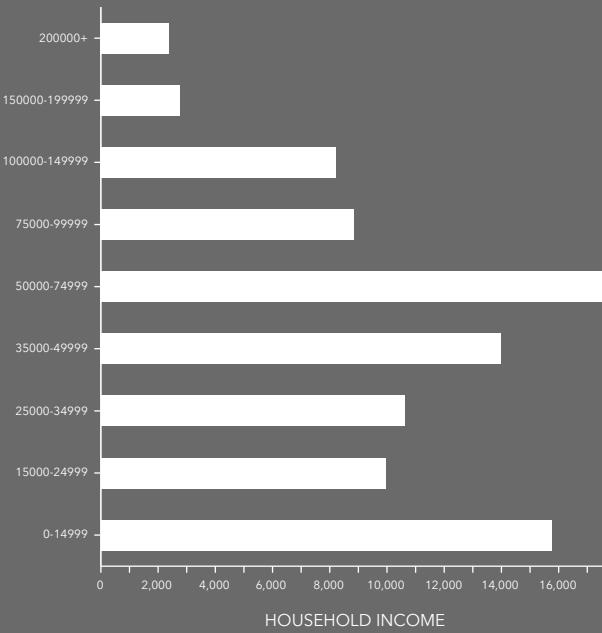
#### INCOME



\$24,845  
Per Capita Income



\$26,425  
Median Net Worth



#### EMPLOYMENT

49%  
White Collar

33%  
Blue Collar

21%  
Services

4.6%  
Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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