

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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URBAN WORKS, INC

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MARKET AERIAL

2301 EXCHANGE AVENUE, OKC, OK 73108

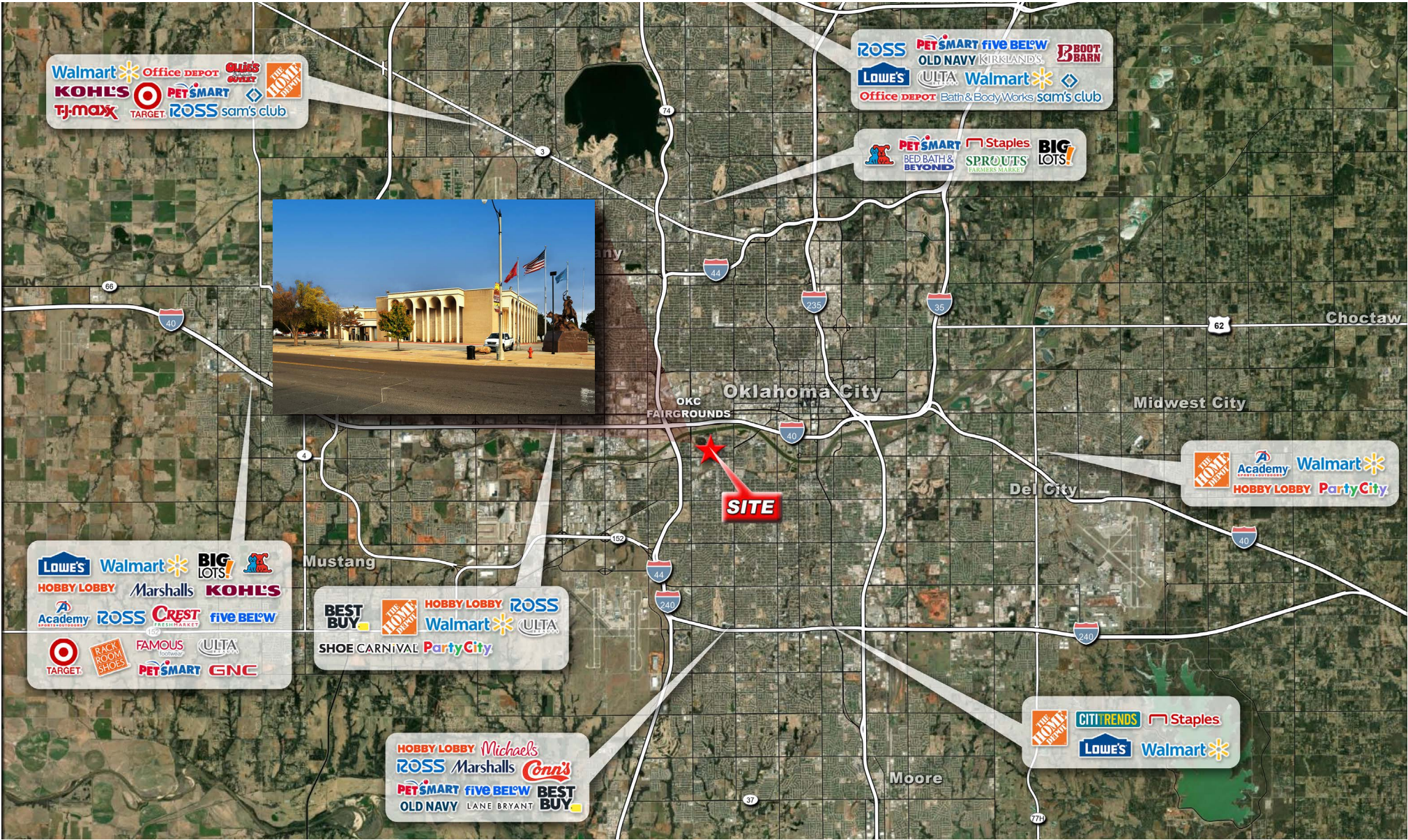


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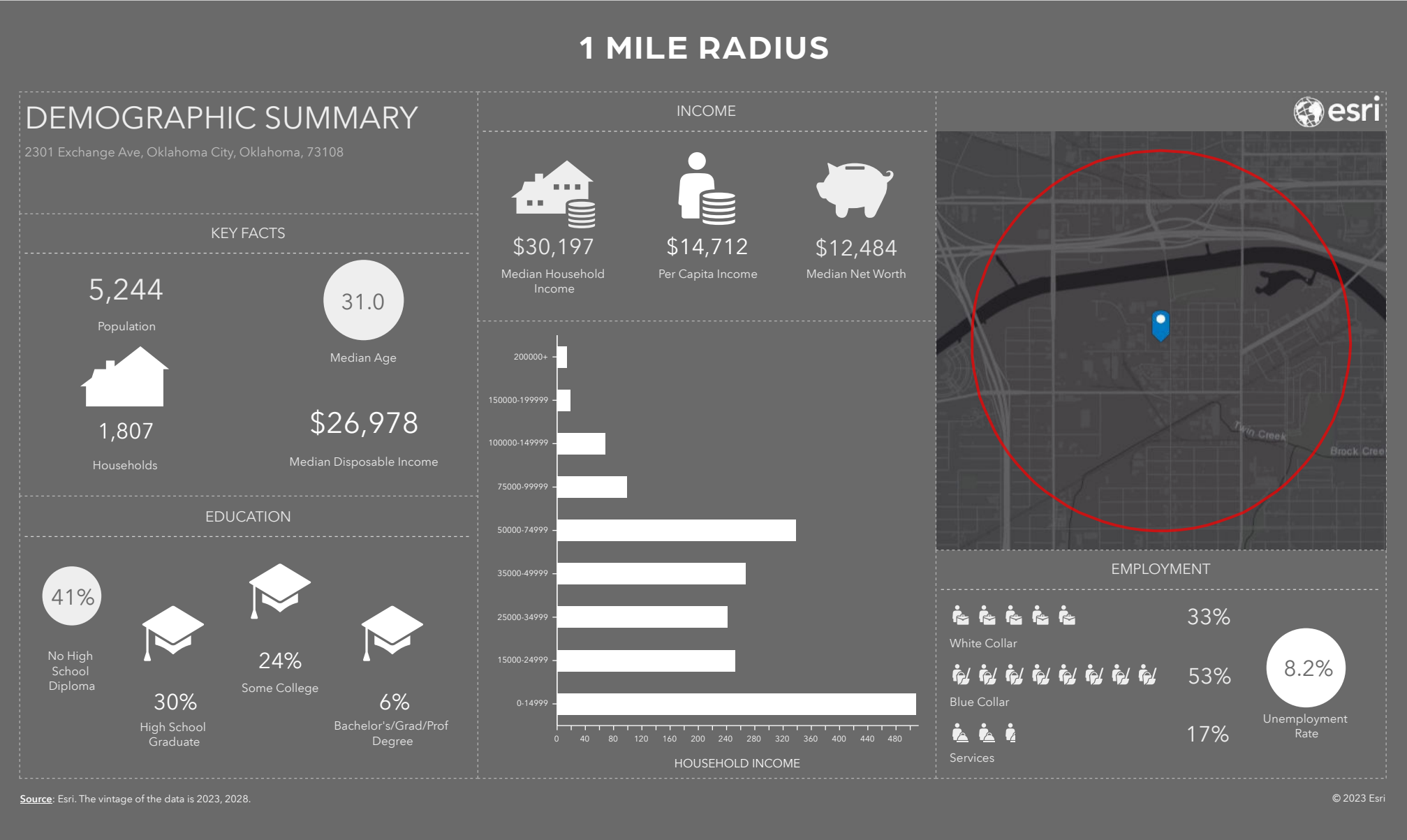
TRADE AREA AERIAL

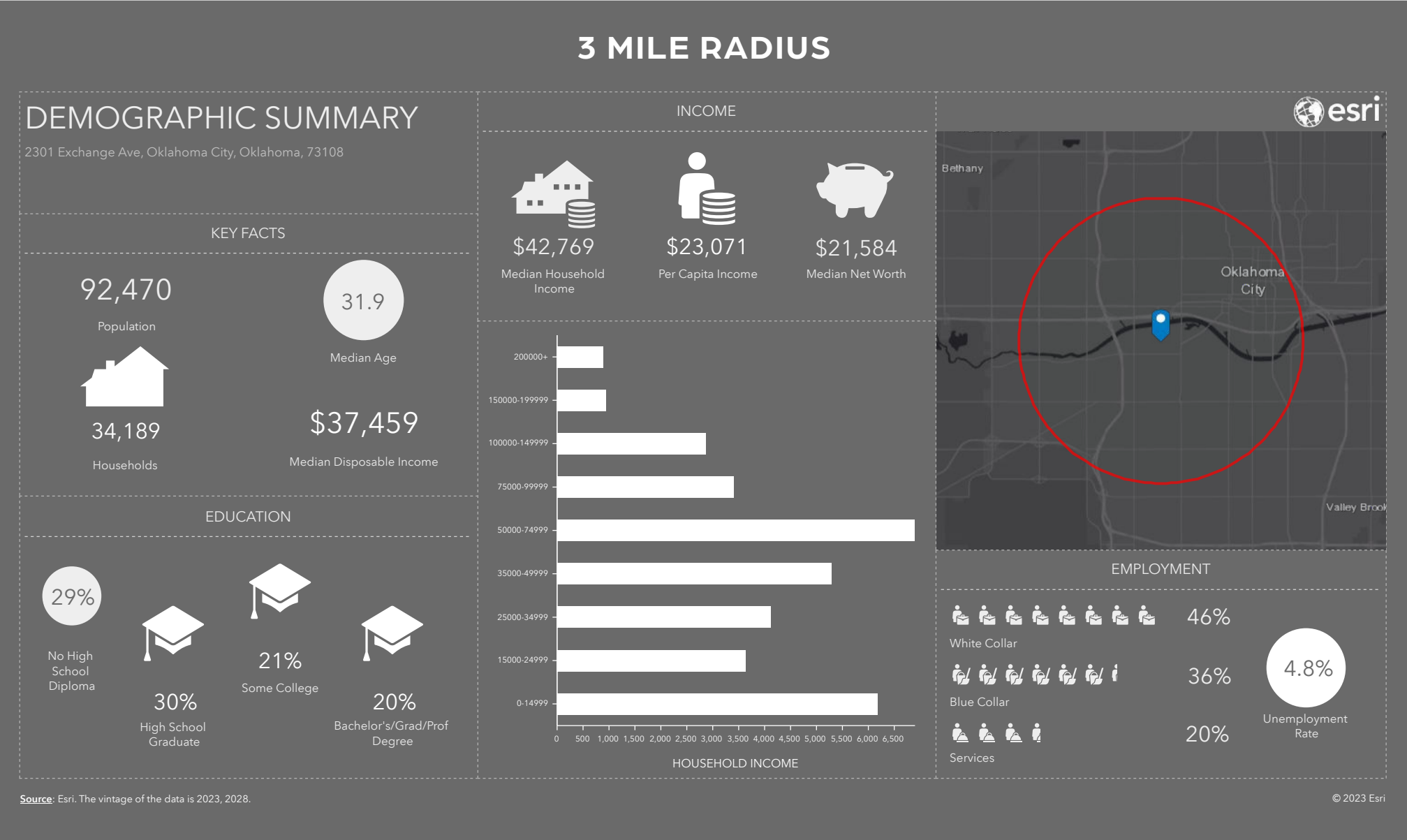
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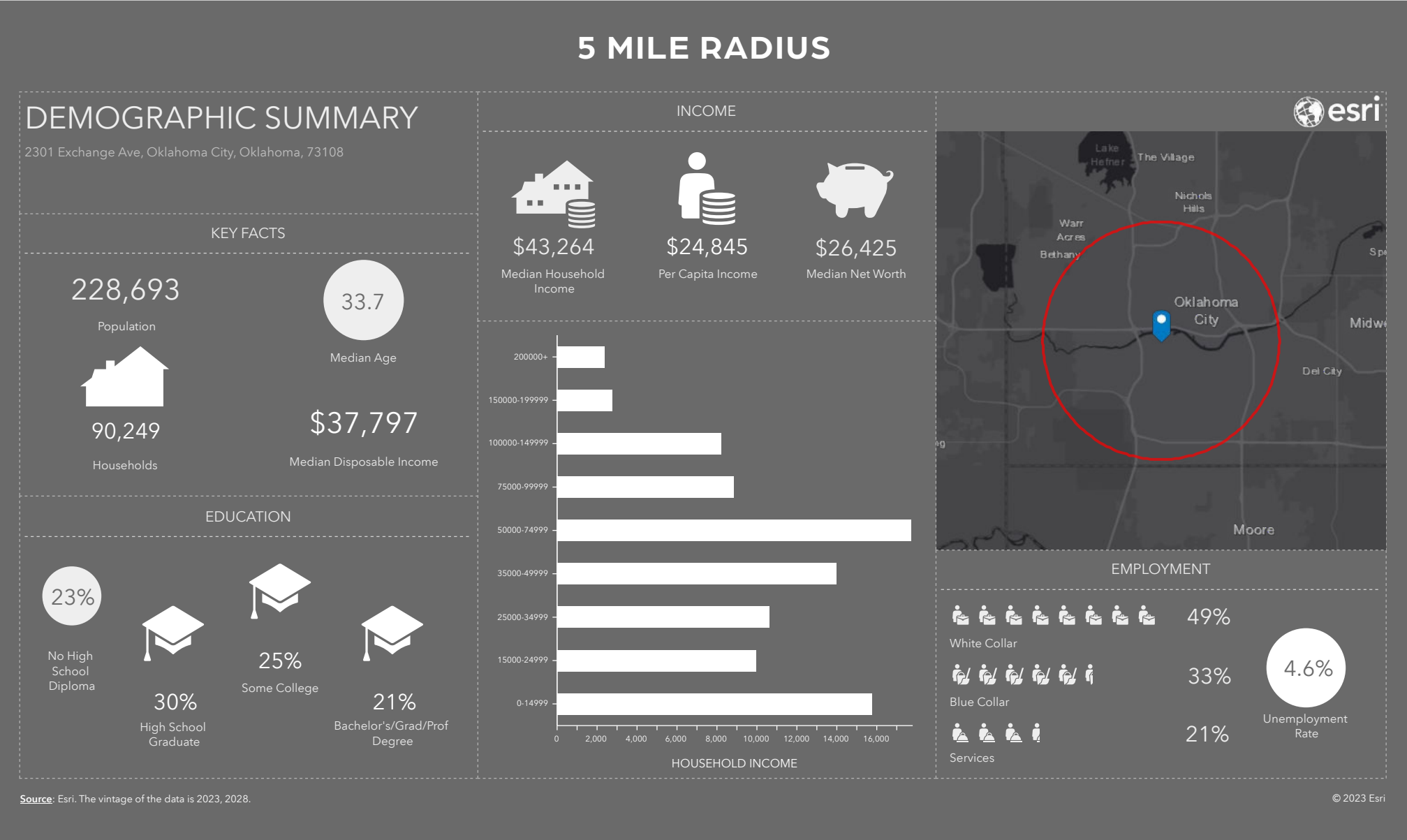


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