

# 1735 N. GREEN AVE.

1735 N. GREEN AVE., PURCELL, OK 73080

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Immerse yourself in the vibrant retail environment surrounding 1735 N. Green Ave. in Purcell, OK, making it an ideal location for Retail/Strip Center tenants. Just a stone's throw away, the bustling downtown district boasts a charming selection of boutique shops, local eateries, and unique retail experiences, offering a rich tapestry of local culture. Nearby, the Purcell Gateway Plaza and the Purcell Marketplace serve as prominent shopping destinations, drawing in a steady stream of potential customers. Additionally, the area benefits from the presence of national retailers such as Walmart and Dollar Tree, providing ample opportunities for retail businesses to establish a strong foothold and cater to the diverse consumer base. With its strategic location and dynamic surroundings, the property offers an ideal setting for retailers to harness the thriving commercial energy of the area.

### PROPERTY HIGHLIGHTS

- Highly visible location with excellent signage opportunities
- Ample on-site parking for customers and employees
- Versatile interior layout for various retail or commercial uses

### OFFERING SUMMARY

|                  |                                            |
|------------------|--------------------------------------------|
| Lease Rate:      | Currently Occupied   Inquire if Interested |
| Number of Units: | 2                                          |
| Available SF:    | 788 SF                                     |
| Building Size:   | 4,200 SF                                   |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 622      | 3,308    | 4,949    |
| Total Population  | 1,460    | 7,783    | 11,798   |
| Average HH Income | \$65,321 | \$58,559 | \$61,758 |

Presented By:

**Legacy Commercial Property**

847.904.9200

[info@legacypro.com](mailto:info@legacypro.com)

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
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PLANS



## LEGEND

Available

Unavailable

## LEASE INFORMATION

|              |        |             |                                            |
|--------------|--------|-------------|--------------------------------------------|
| Lease Type:  | NNN    | Lease Term: | Negotiable                                 |
| Total Space: | 788 SF | Lease Rate: | Currently Occupied   Inquire if Interested |

## AVAILABLE SPACES

| SUITE              | TENANT                  | SIZE     | TYPE | RATE                       | DESCRIPTION |
|--------------------|-------------------------|----------|------|----------------------------|-------------|
| 1735 N. Green Ave  | Valir Outpatient Clinic | 3,412 SF | NNN  | -                          | -           |
| 1735 N. Green Ave. | Available               | 788 SF   | NNN  | Contact Broker for Pricing | -           |

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## RETAILER MAP



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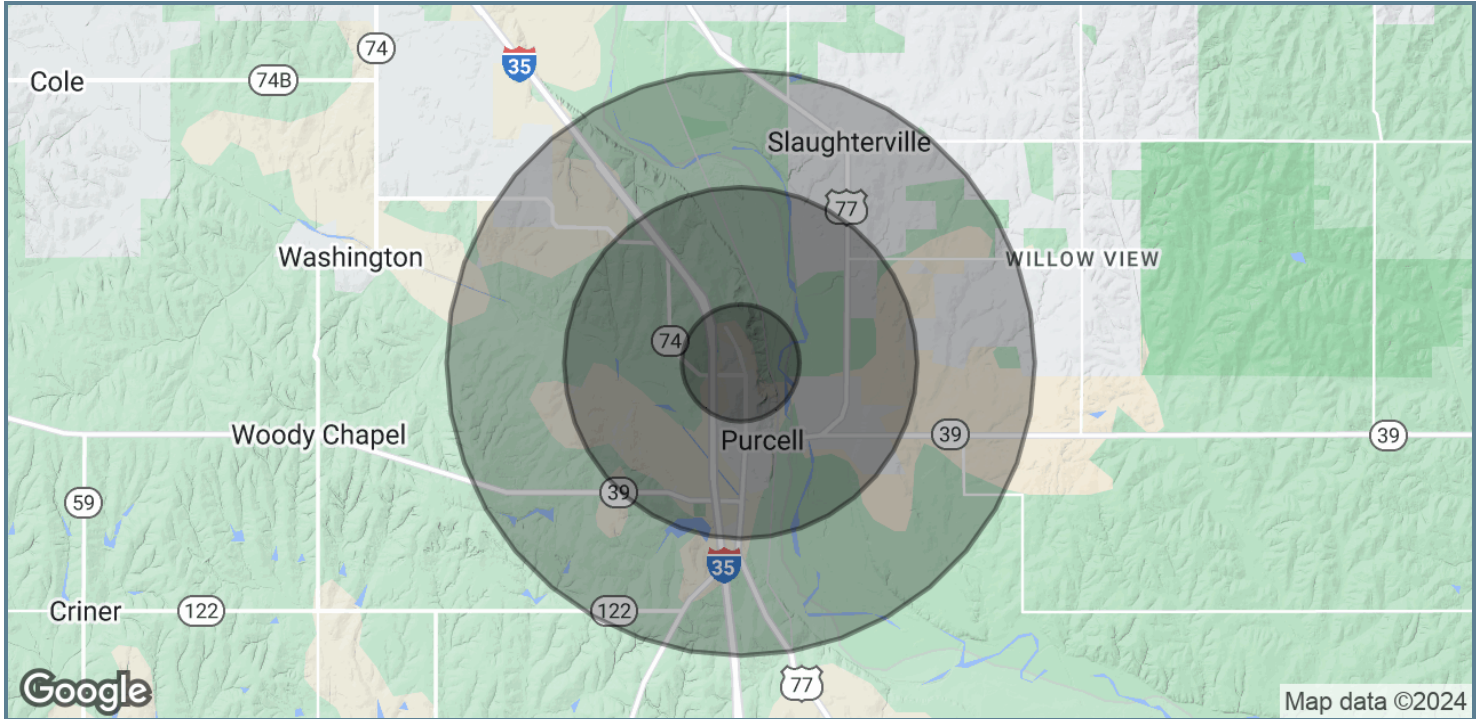
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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 1,460     | 7,783     | 11,798    |
| Average Age          | 39.7      | 38.7      | 38.4      |
| Average Age (Male)   | 40.0      | 39.0      | 37.7      |
| Average Age (Female) | 36.2      | 37.0      | 38.3      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 622       | 3,308     | 4,949     |
| # of Persons per HH  | 2.3       | 2.4       | 2.4       |
| Average HH Income    | \$65,321  | \$58,559  | \$61,758  |
| Average House Value  | \$147,557 | \$127,785 | \$130,727 |

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

**DOLLAR GENERAL**



## 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.

