

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Property Type	Medical, Office or Retail
Building Size:	4,362 SF
Available SF:	2,181 SF
Lot Size:	30,309 SF
Number of Units:	1
Zoning:	C-3
Market:	Oklahoma City
Traffic Count:	21,000

PROPERTY OVERVIEW

Check out this fantastic leasing opportunity at 12516 N. May in Oklahoma City. This is a prime location just seconds from Kilpatrick Turnpike, surrounded by rooftops, high traffic counts, and unbeatable visibility. This property is currently a fully built out medical clinic that has 7 exam rooms, large waiting and reception area, treatment area, lab, x-ray and breakroom. The space can also be fully redesigned to fit your business needs. The zoning for the property is C-3, allowing for numerous retail, office and service uses. Don't miss out on this opportunity and call us today with any questions.

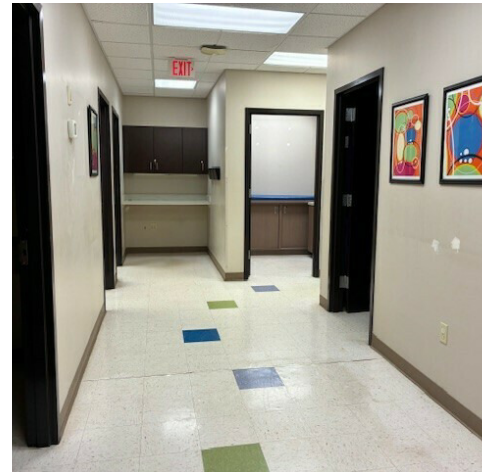
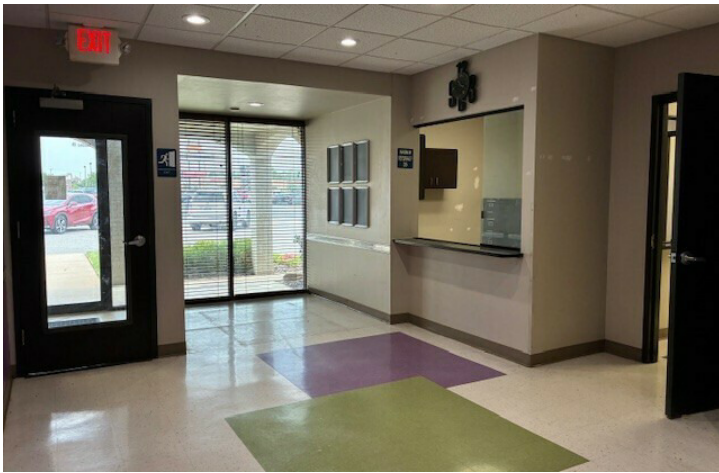
PROPERTY HIGHLIGHTS

- Great visibility
- Ample parking
- Move in ready medical space
- C-3 Zoning allowing for multiple uses

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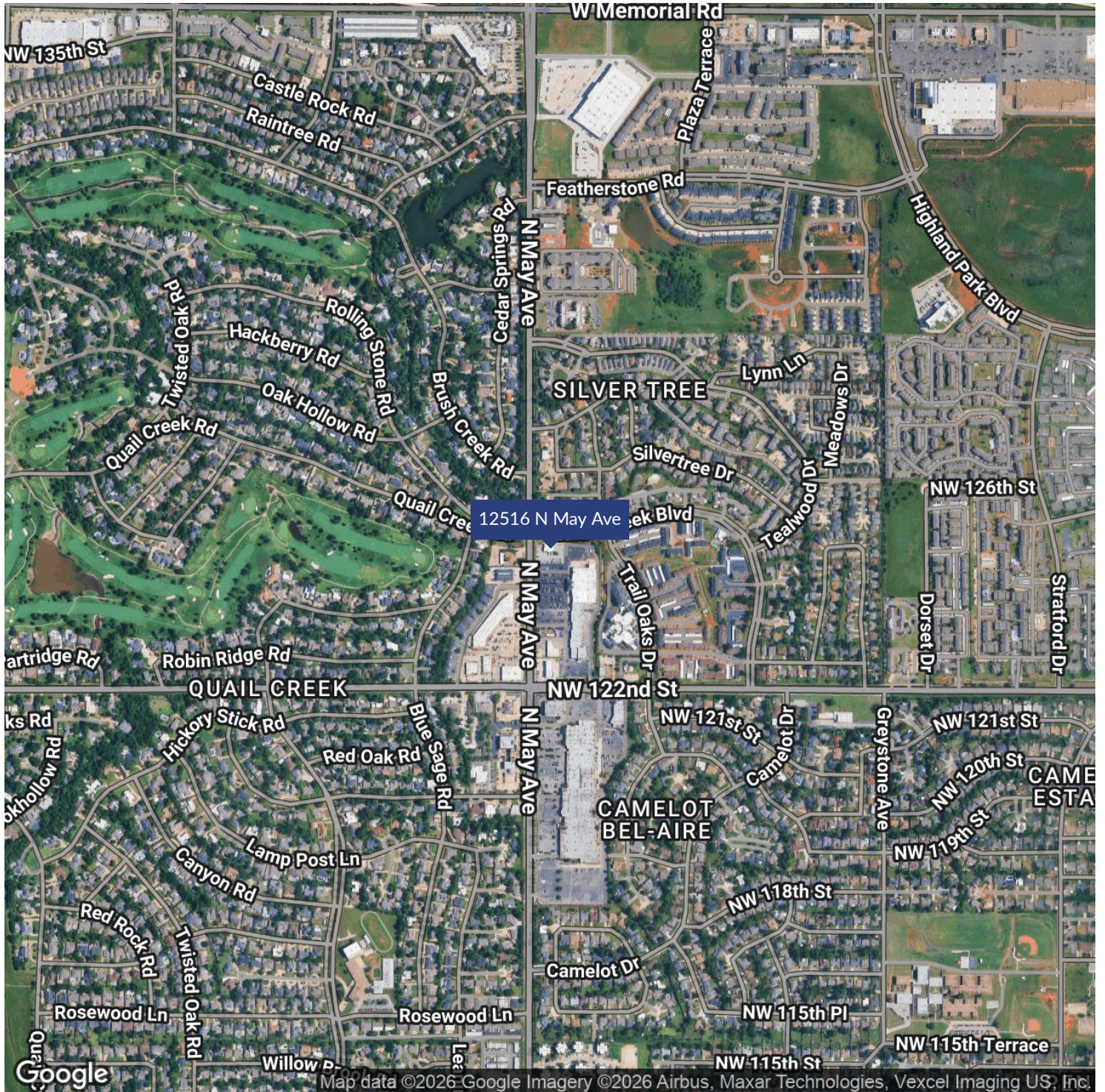
ADDITIONAL PHOTOS



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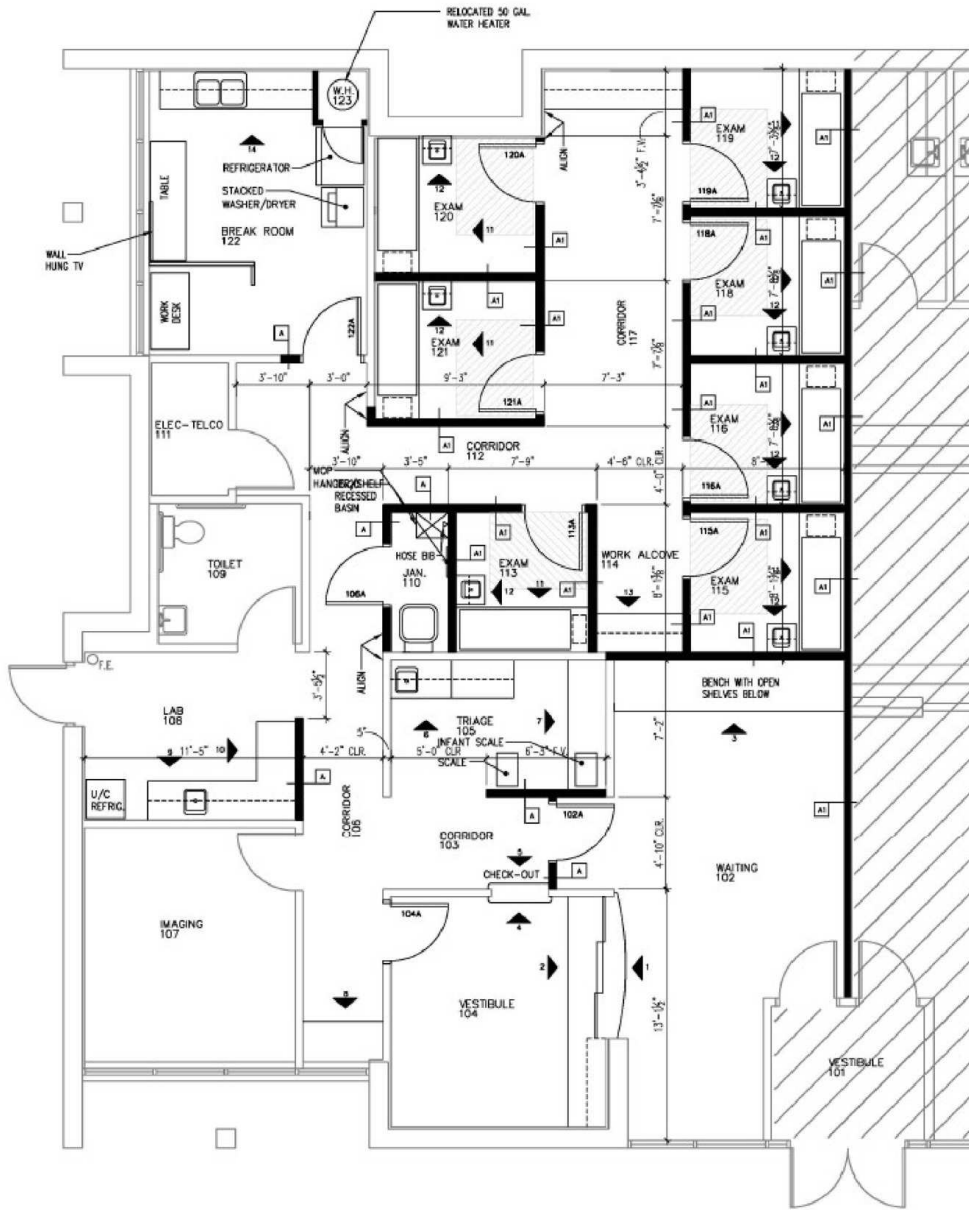
LOCATION MAP



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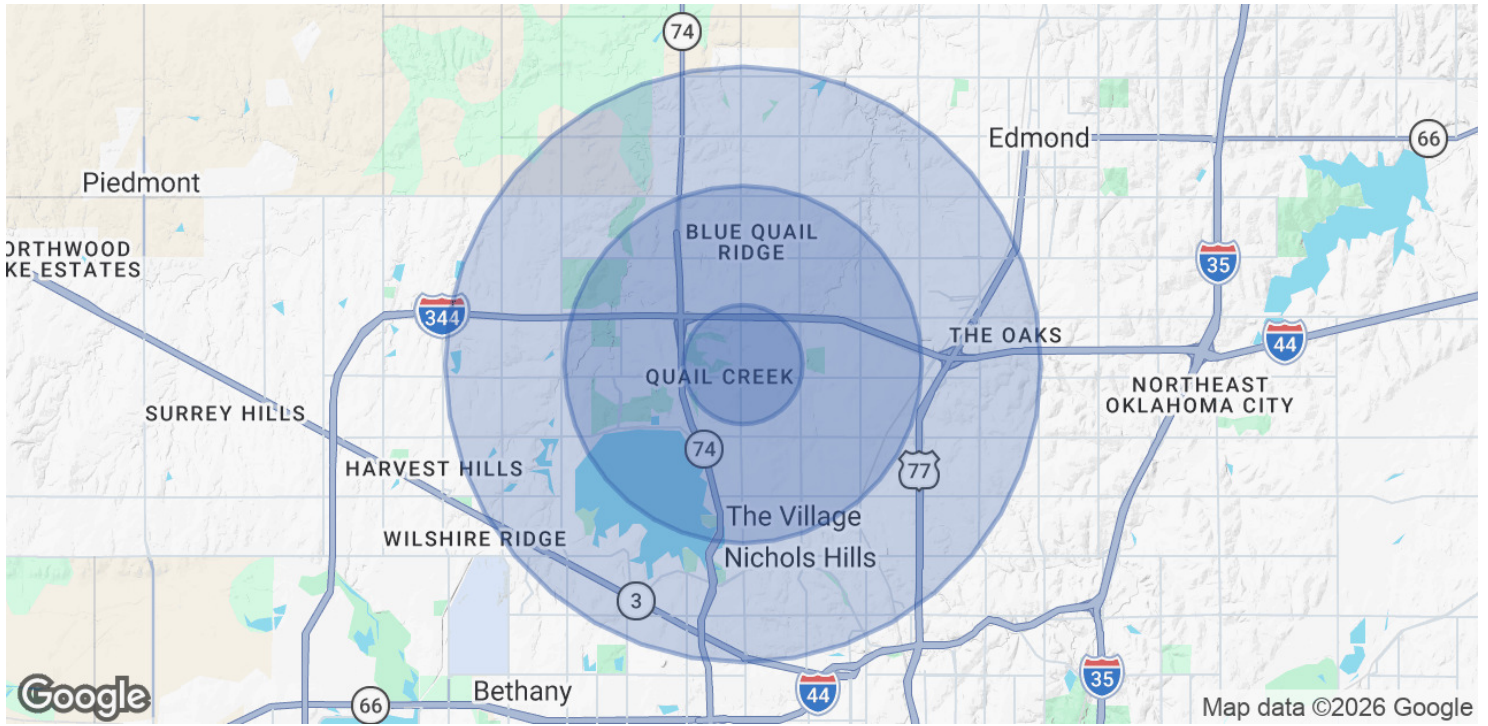
FLOOR PLANS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,403	73,247	197,917
Average Age	39	40	39
Average Age (Male)	38	39	38
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,429	33,913	84,804
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$89,026	\$98,467	\$110,620
Average House Value	\$294,825	\$312,177	\$332,720

Demographics data derived from AlphaMap

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