

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	5,000 SF
Available SF:	2,000 SF
Lot Size:	95,698 SF
Number of Units:	2
Year Built:	2024
Zoning:	PUD - C-3
Market:	NW Oklahoma City
Submarket:	Deer Creek School District

PROPERTY OVERVIEW

New construction with a 3,000 s.f. dental office. Additional 65,855 s.f. of adjacent land for a build-to-suit opportunity.

PROPERTY HIGHLIGHTS

- New Construction
- Street Visibility
- High Traffic Street
- Great Demographics
- Growing are of OKC Metro

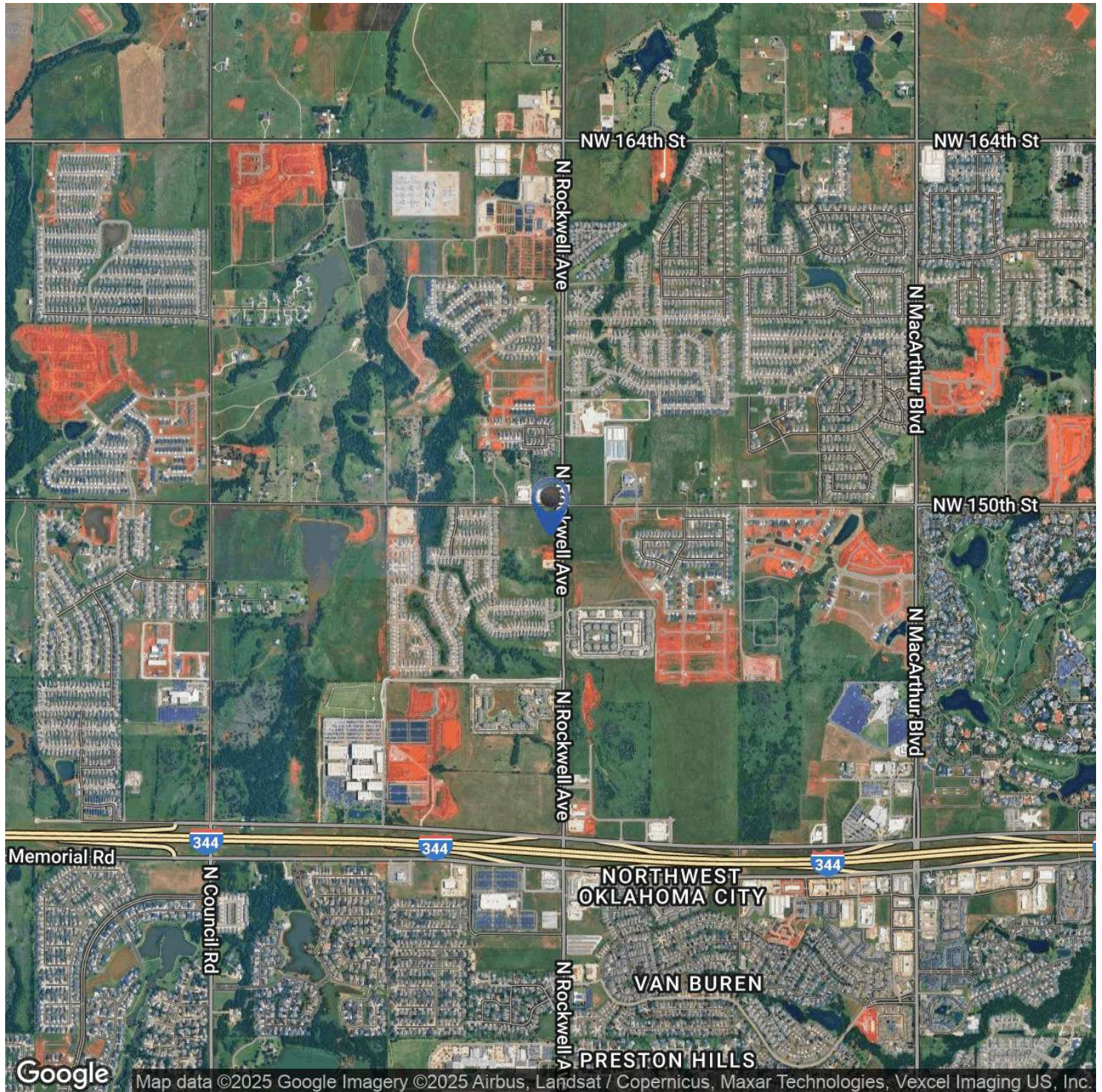
ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

ADDITIONAL PHOTOS



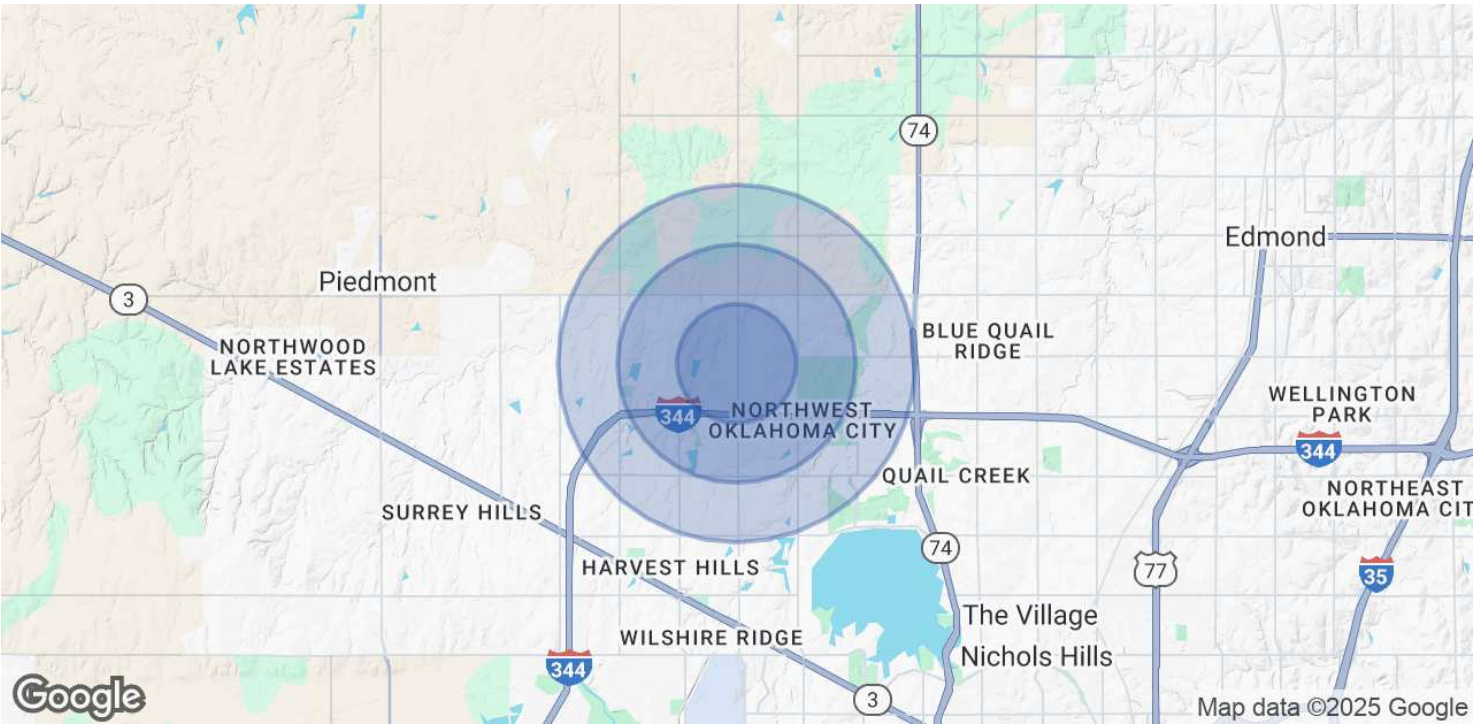
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,185	19,667	41,046
Average Age	23.5	32.6	38.6
Average Age (Male)	27.6	30.6	37.9
Average Age (Female)	20.3	33.3	38.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,399	7,860	17,197
# of Persons per HH	3.0	2.5	2.4
Average HH Income	\$92,820	\$110,561	\$104,085
Average House Value	\$153,337	\$236,845	\$238,913

2020 American Community Survey (ACS)

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