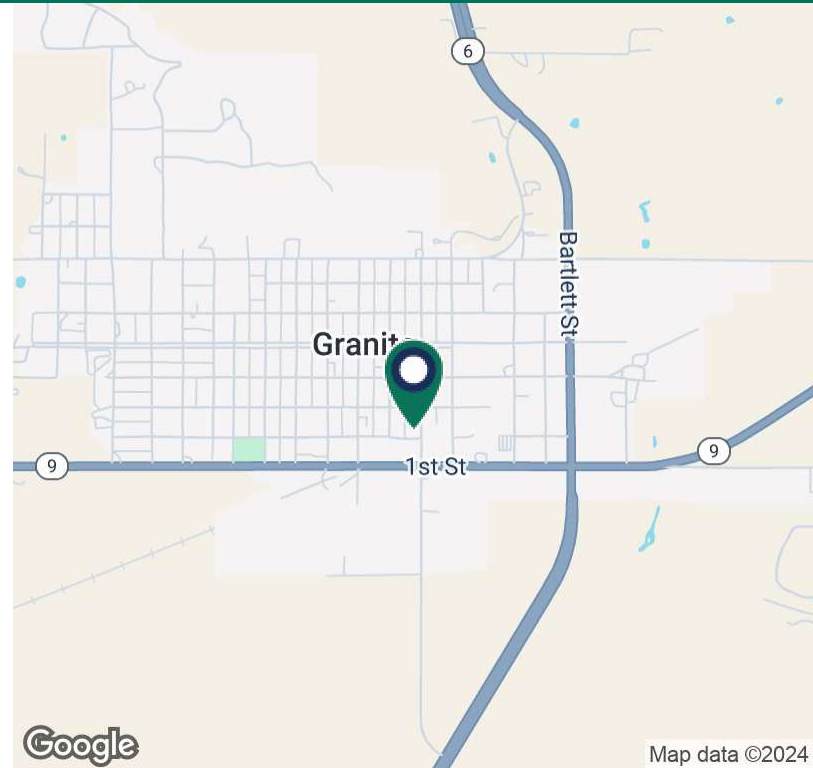


FORMER FAMILY DOLLAR #31510

101 E 1ST STREET, GRANITE, OK 73547



PROPERTY HIGHLIGHTS

- Located on the main highway as you enter town
- Ample Parking
- Just west of downtown
- Building is in excellent condition
- Less than two years old
- Asking \$7.00 psf gross

OFFERING SUMMARY

| | |
|--------------------------|----------------------|
| Lease Rate: | \$7.00 SF/yr (Gross) |
| Available SF: | 8,320 SF |
| Building Size: | 8,320 SF |
| Lease Expiration: | 9/30/2030 |

EV ERNST

eernt@pricedwards.com
O: 405.843.7474

FORMER FAMILY DOLLAR #31510

101 E 1ST STREET GRANITE, OK 73547



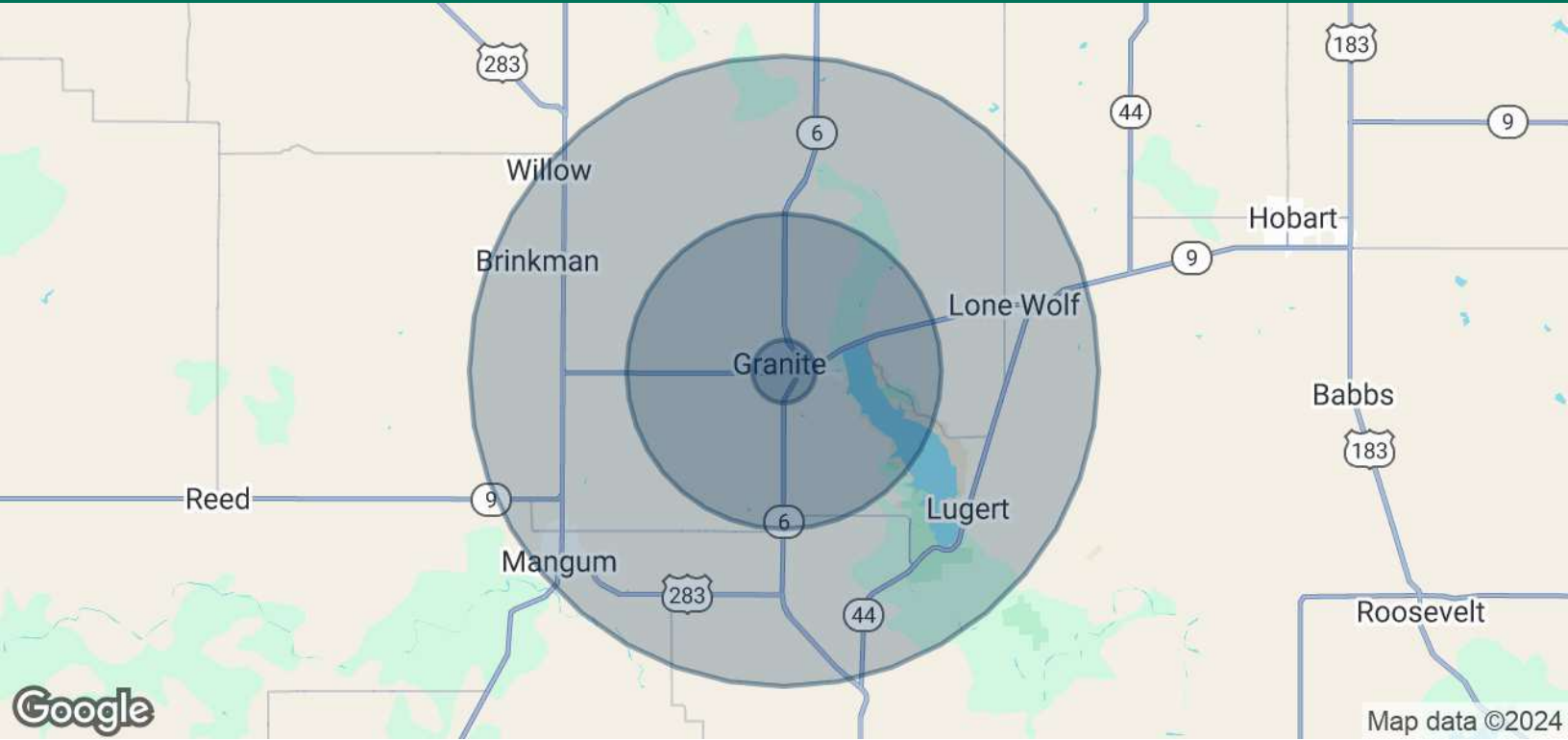
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FORMER FAMILY DOLLAR #31510

101 E 1ST STREET, GRANITE, OK 73547



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 1,261 | 1,865 | 3,865 |
| Average Age | 42 | 42 | 43 |
| Average Age (Male) | 41 | 41 | 42 |
| Average Age (Female) | 44 | 44 | 44 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total Households | 377 | 538 | 1,291 |
| # of Persons per HH | 3.3 | 3.5 | 3 |
| Average HH Income | \$70,687 | \$70,386 | \$72,436 |
| Average House Value | \$174,003 | \$176,479 | \$156,201 |

Demographics data derived from AlphaMap

11112024

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