

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	14,850 SF
Available SF:	11,250 - 14,850 SF
Lease Rate:	\$5.00/s.f.
Lot Size:	33,577 SF
Number of Units:	2
Price / SF:	\$101.01
Year Built:	1956
Zoning:	I-2

PROPERTY OVERVIEW

Two Buildings totaling 14,850 s.f.. The larger building fronting on NW 10th St. is 11,250, and the building behind it is 3,600 s.f.

- Pylon Sign
- 5 Overhead Doors
- Close Proximity to I-44
- Showroom/Office Space
- Large Warehouse

SPACES

LEASE RATE

SPACE SIZE

4621 NW 10th St.	\$5.00 SF/yr	11,250 - 14,850 SF
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TYLER HUXLEY
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ETHAN SLAVIN
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4621 NW 10TH ST.
4621 NW 10TH ST. | OKLAHOMA CITY, OK 73112



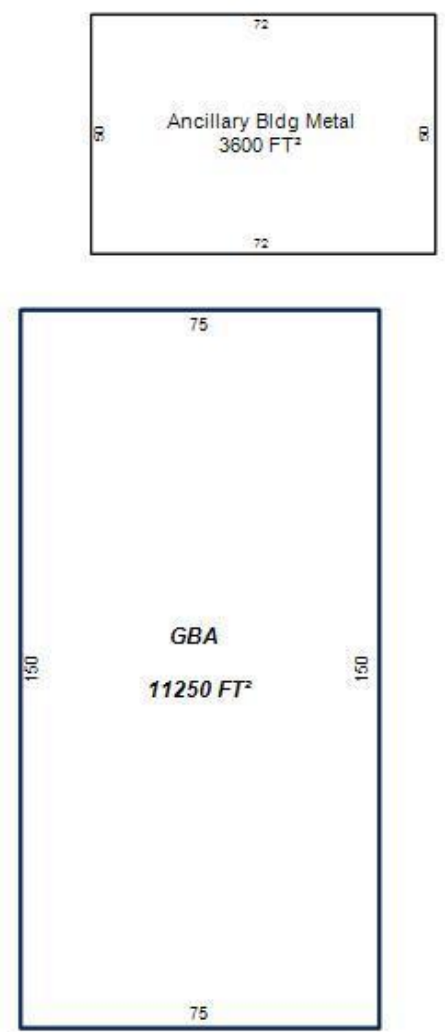
ADDITIONAL PHOTOS



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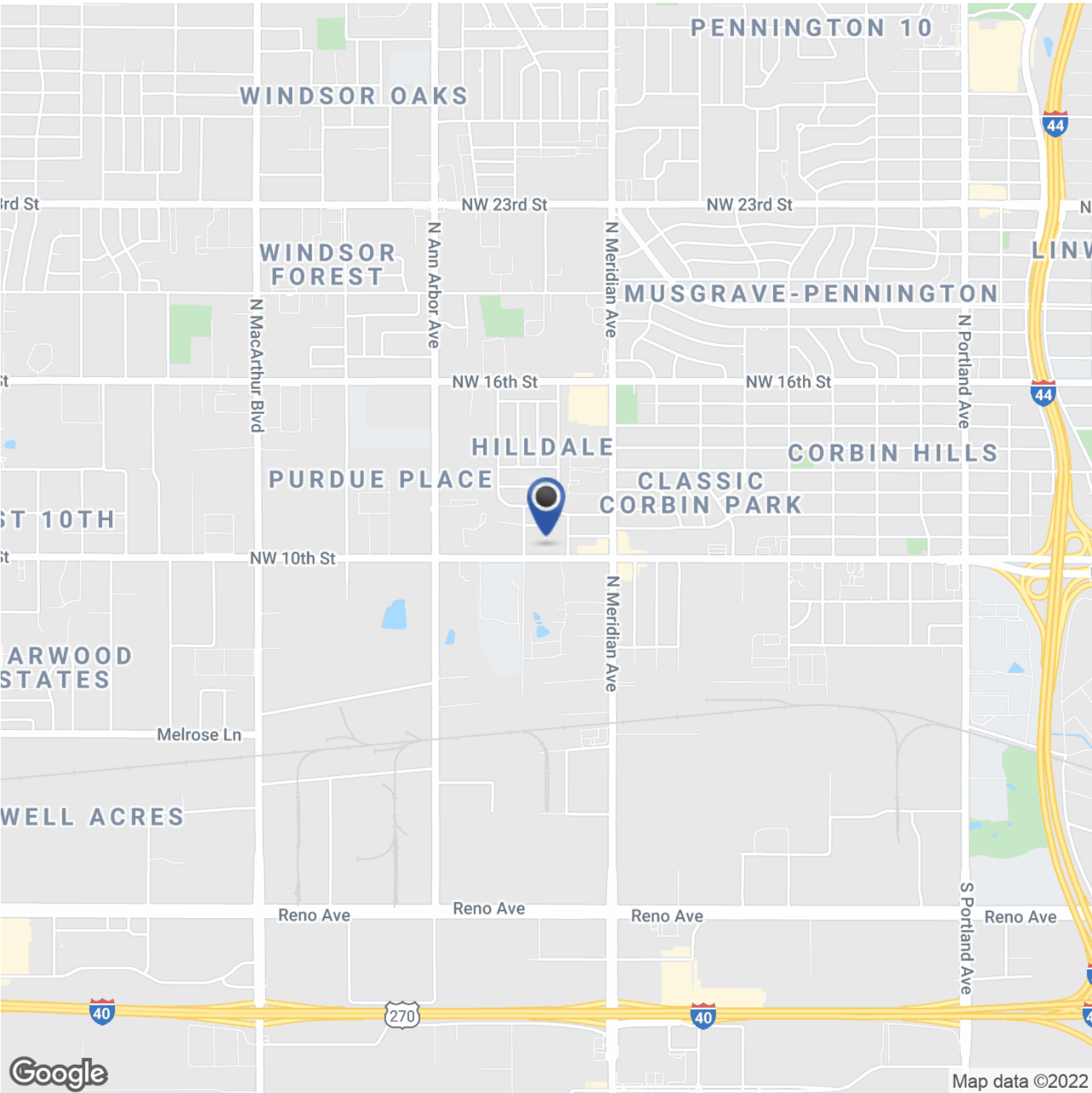
SITE PLANS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,068	78,777	202,251
Average Age	30.6	33.1	34.3
Average Age (Male)	30.7	32.9	33.8
Average Age (Female)	30.6	33.7	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,838	31,414	81,425
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$39,156	\$46,045	\$47,246
Average House Value	\$90,005	\$106,030	\$113,193

* Demographic data derived from 2010 US Census

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RETAILER MAP

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