

A RETAIL LEASE OPPORTUNITY

118 S MAIN AVE

BLANCHARD, OK 73010



JUDY J. HATFIELD, CCIM

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ER
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SINCE 1981



OFFERING SUMMARY

Total Building Size:	1,748 SF
1st Floor:	1,178 SF
2nd Floor:	570 SF
Lease Rate:	\$1,500/mo. NNN
Insurance:	\$285.83/mo.
Taxes:	\$150.58/mo.
Year Built:	2018
Parking:	Street Parking Only
Zoning:	C-6 (Commercial)

PROPERTY HIGHLIGHTS

- 2-Story Retail Building for Lease with Frontage on S Main Ave in Blanchard, OK
- Formerly "Ya Ya's Nest" Home Decor & Gift Boutique
- Tenant Pays Electricity | Landlord Pays Water (no gas)
- Traffic Counts (vehicles/day): S Main Ave - 16,800 | HWY 44 - 44,200

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,016	3,240	4,971
Total Population	2,702	8,783	13,604
Average HH Income	\$97,504	\$114,749	\$120,316

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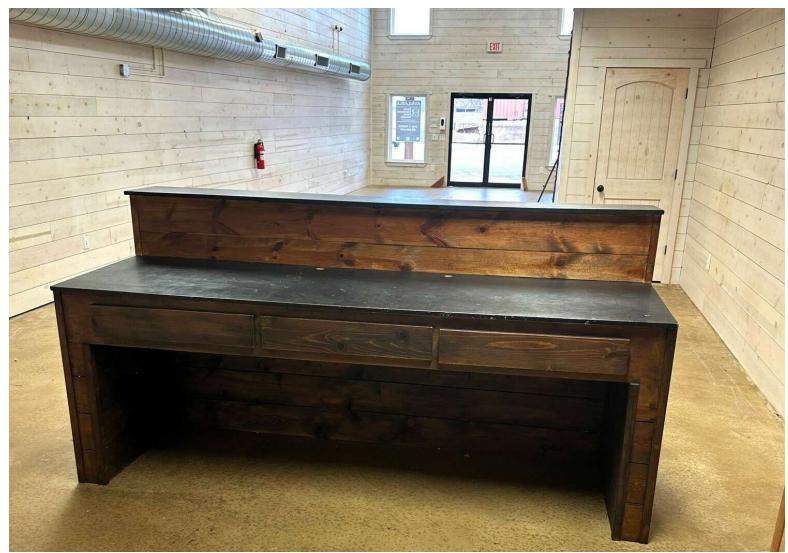
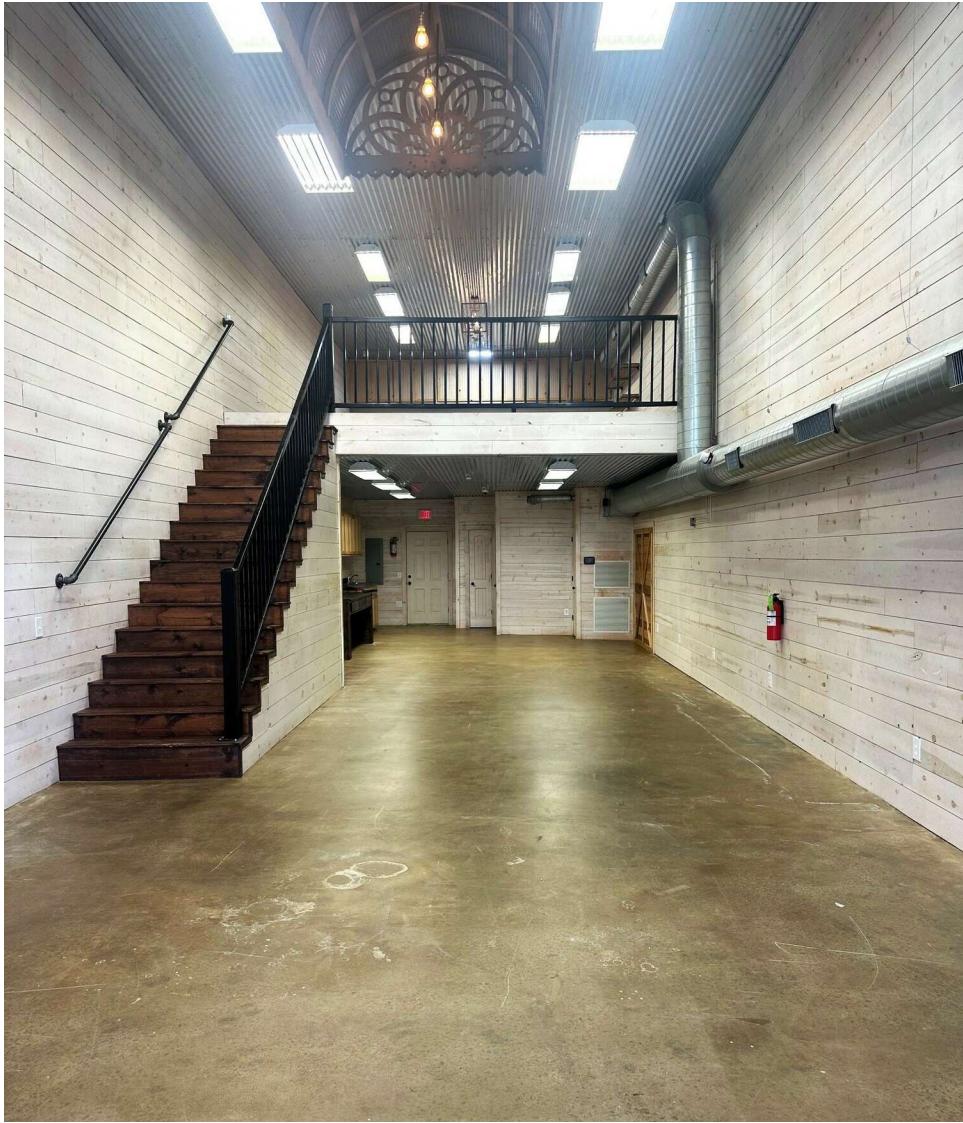
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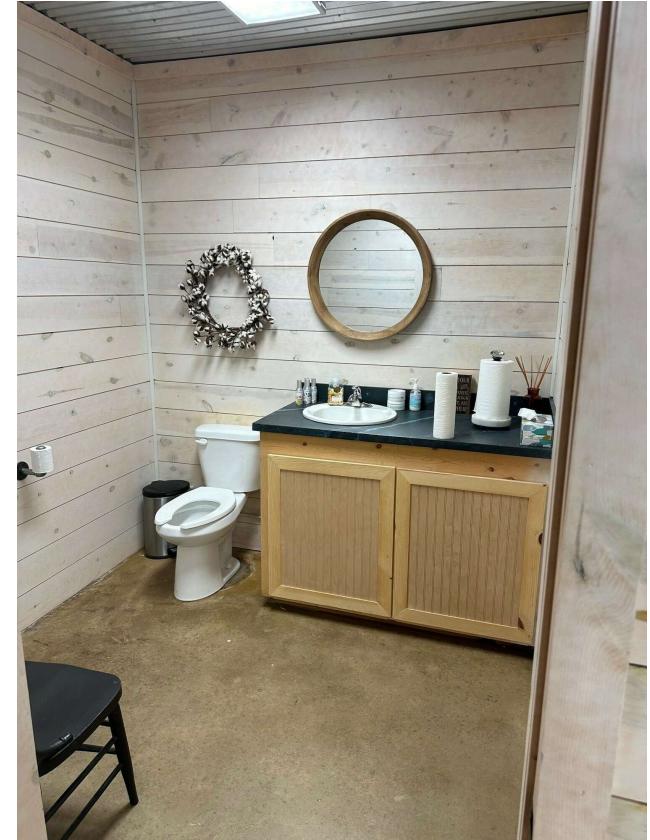
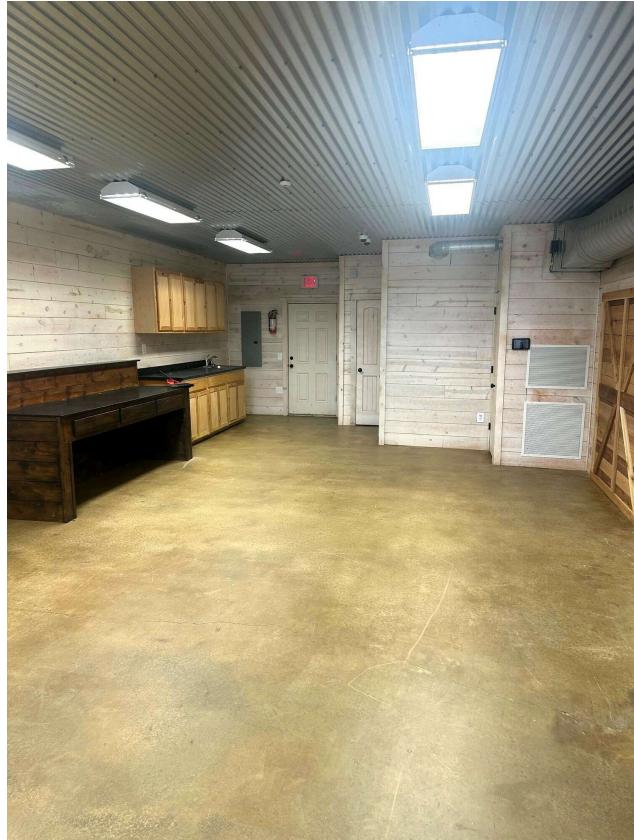
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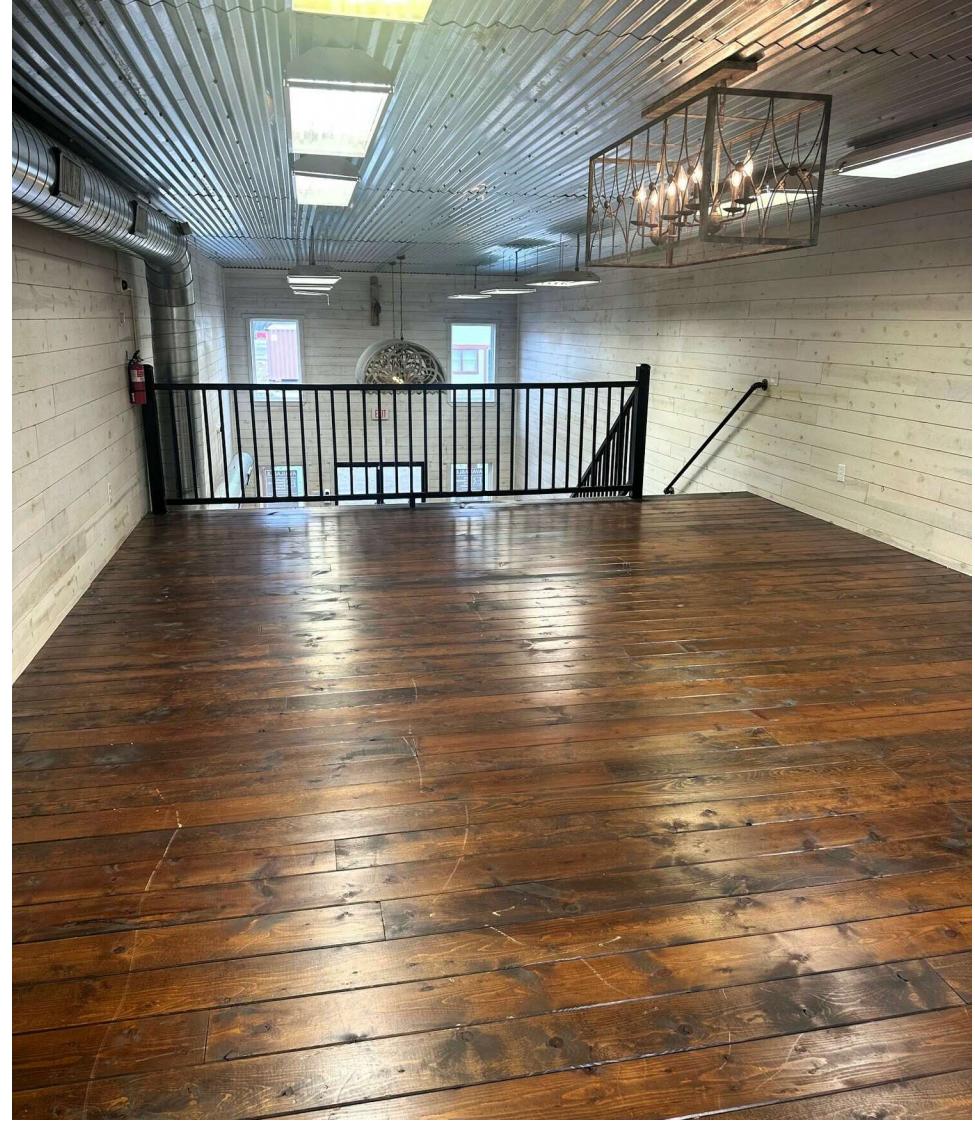
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