

2216 N BROADWAY

2216 N BROADWAY AVE OKLAHOMA CITY, OK 73103



PROPERTY DESCRIPTION

Price Edwards is proud to present this unique opportunity to the market. Included is a two story warehouse ripe with options paired with 4,000 SF of newly renovated retail/office space. Not to mention the large parking lot on the S side of the property. The brick construction warehouse is sprinkled, has 2 dock high doors, new windows, and a lot of room for a creative use for a new tenant.

PROPERTY HIGHLIGHTS

- 20,000 SF two story Warehouse
- 2 dock high doors
- Sprinkled
- 4,000 SF Office/Retail space
- Freshly redone for current tenant
- Large parking lot
- Owner is open to improvements on properties to fit tenant

OFFERING SUMMARY

Lease Rate Total:	\$8.00 SF/yr (NNN)
Lease Rate Only Retail:	\$16.00 SF/yr (NNN)
Number of Units:	2
Available SF:	24,000 SF

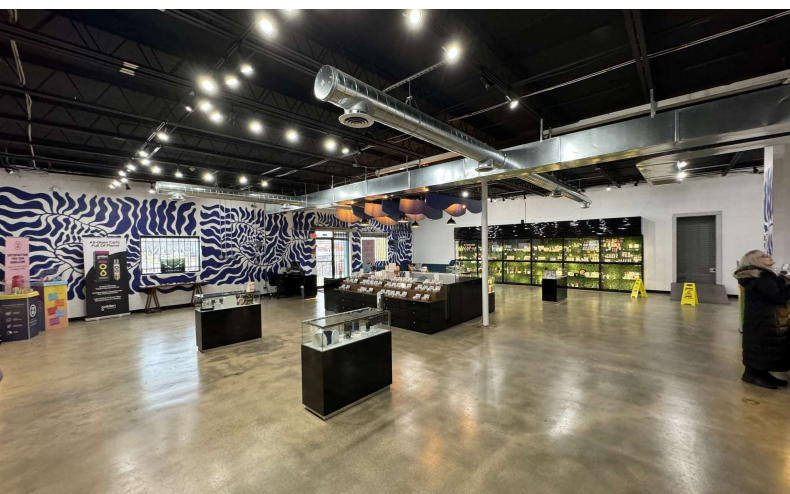
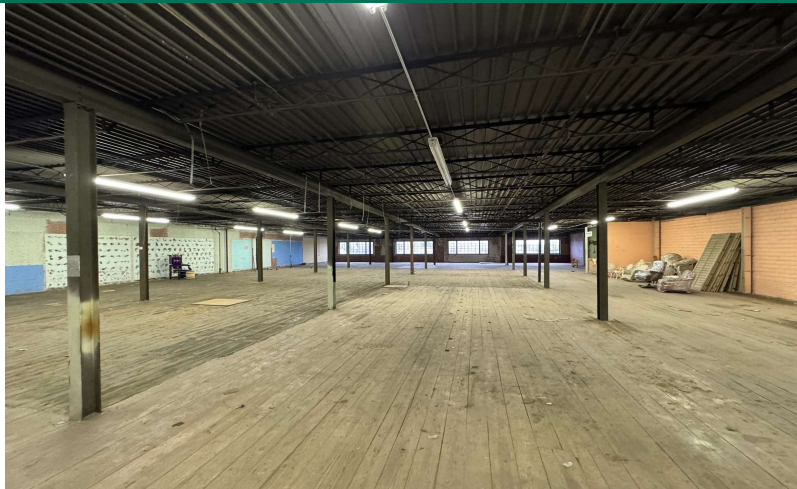
DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,438	6,104	12,575
Total Population	2,442	10,455	22,219
Average HH Income	\$60,721	\$70,683	\$67,864

ANDREW HOLDER

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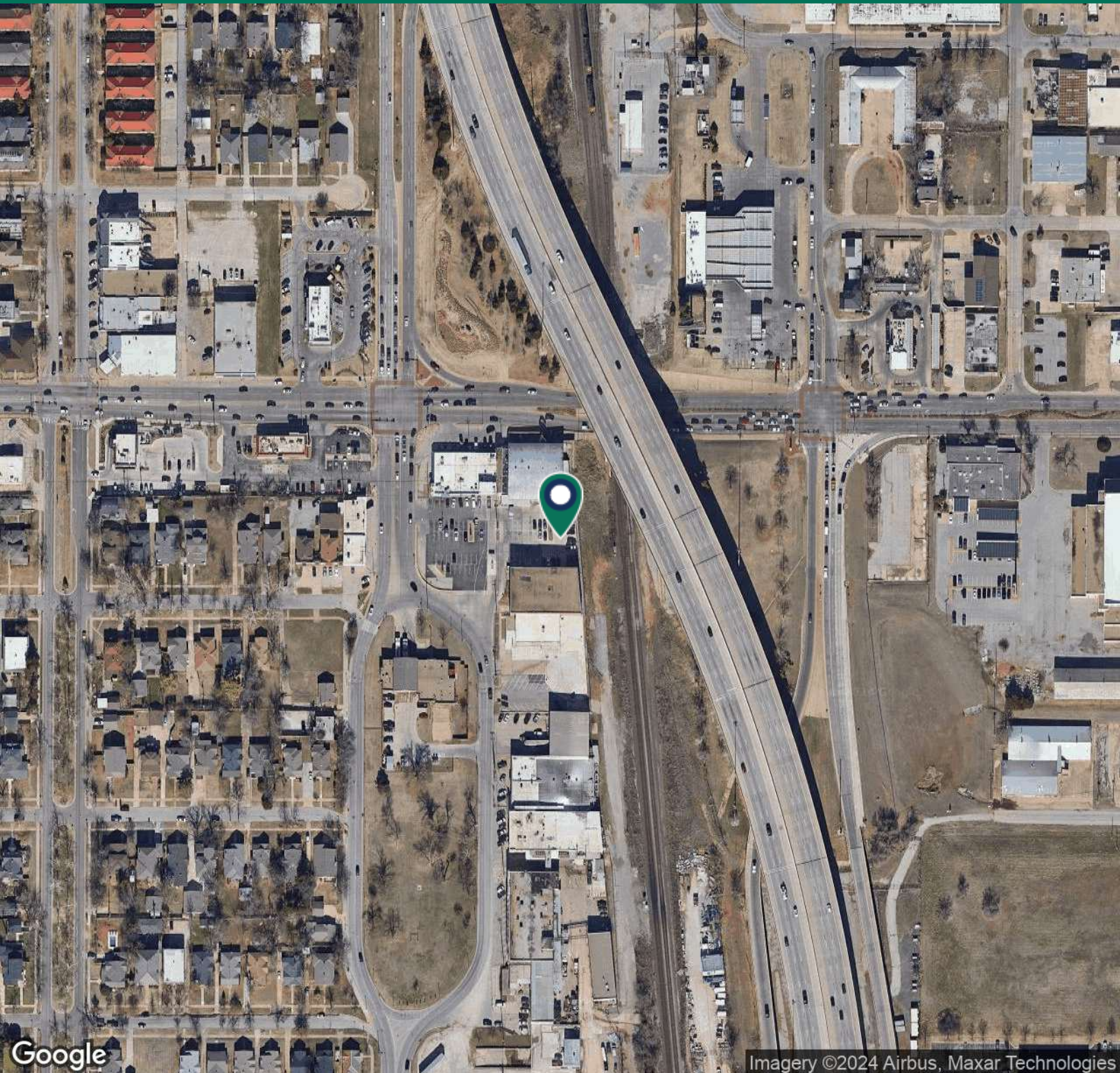


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