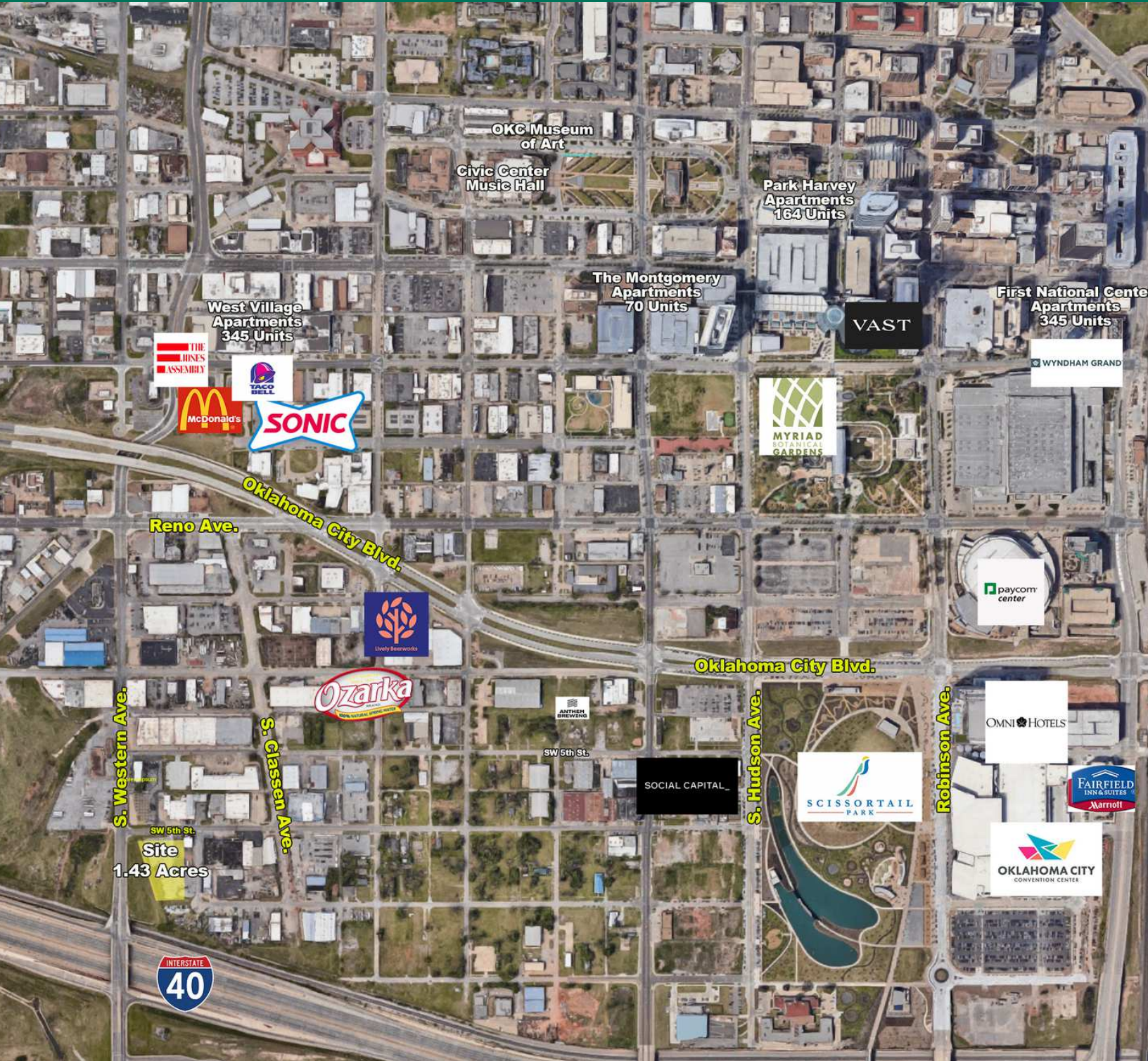


1000 SW 5TH STREET

OKLAHOMA CITY, OK 73109



PHILLIP MAZAHERI, CCIM
Retail Investment Sales
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Lease Rate
Negotiable

1000 SW 5TH STREET

OKLAHOMA CITY, OK 73109



PROPERTY DESCRIPTION

Ground Lease or Build to Suit opportunity in west Downtown Oklahoma City. The Pad Site is located at the hard corner of I-40 and Western Avenue, with Oklahoma City Boulevard being nearby. Scissortail Park, 21c Museum and Hotel, West Village apartments and many more developments continue to expand the outlook of west Downtown OKC. The site has great visibility from Interstate 40 with Western being one of the main ingress/egress points to the OKC Boulevard and Interstate.

OFFERING SUMMARY

| | |
|----------------------|------------|
| Lease Rate: | Negotiable |
| Available SF: | 62,300 SF |
| Lot Size: | 1.43 Acres |

TRAFFIC COUNTS

| | | |
|----------------------|-------|--------|
| S Western Ave | north | 15,691 |
| S Western Ave | south | 18,521 |

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|----------|-----------|-----------|
| Total Population | 6,240 | 86,403 | 230,035 |
| Average Age | 31.1 | 31.5 | 32.8 |
| Average Age (Male) | 33.3 | 31.5 | 32.2 |
| Average Age (Female) | 31.3 | 32.1 | 33.7 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,715 | 37,323 | 99,742 |
| # of Persons per HH | 3.6 | 2.3 | 2.3 |
| Average HH Income | \$46,311 | \$50,072 | \$48,044 |
| Average House Value | \$82,094 | \$118,414 | \$107,283 |

* Demographic data derived from 2020 ACS - US Census

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