



JUDY J. HATFIELD, CCIM

(405) 640- 6167 cell

EQUITY COMMERCIAL REALTY ADVISORS, LLC

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### **OFFERING SUMMARY**

Total Building Size:	1,748 SF		
1 st Floor:	1,178 SF		
2nd Floor:	570 SF		
Lease Rate:	\$2,050/mo. NNN		
Insurance:	\$125.16/mo.		
Taxes:	\$143.50/mo.		
Year Built:	2018		
Parking:	Street Parking Only		
Zoning:	C-6 (Commercial)		

### **PROPERTY HIGHLIGHTS**

- . 748 SF 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**

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\$143.50/mo.		1 MILE	3 MILES	5 MILES
2018	Total Households	985	3,188	4,950
et Parking Only	Total Population	2,558	8,524	13,388
-6 (Commercial)	Average HH Income	\$96,681	\$114,761	\$119,662

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# 1 ST FLOOR 118 S MAIN AVE, BLANCHARD, OK 73010



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# 2ND FLOOR 118 S MAIN AVE, BLANCHARD, OK 73010



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