

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$11.00 - 13.00 SF/yr (NNN)
Building Size:	12,000 SF
Available SF:	800 - 9,000 SF
Lot Size:	1.25 Acres
Number of Units:	8
Year Built:	2020
Zoning:	C-3
Market:	Oklahoma City

PROPERTY OVERVIEW

Located off NW 23rd, this retail/flex development was completed in 2021. All units come equipped with 23 ft ceilings and a white box delivery. With a highly visible monument sign and frontage on NW 23rd, this development lends itself well to a wide variety of uses.

PROPERTY HIGHLIGHTS

- Strong Day Time Traffic
- 9' X 10' Overhead Door Availability
- New Construction
- High Visibility Signage
- Flex Space
- 23 Ft Ceilings
- White Box Delivery

MIKE JADOON

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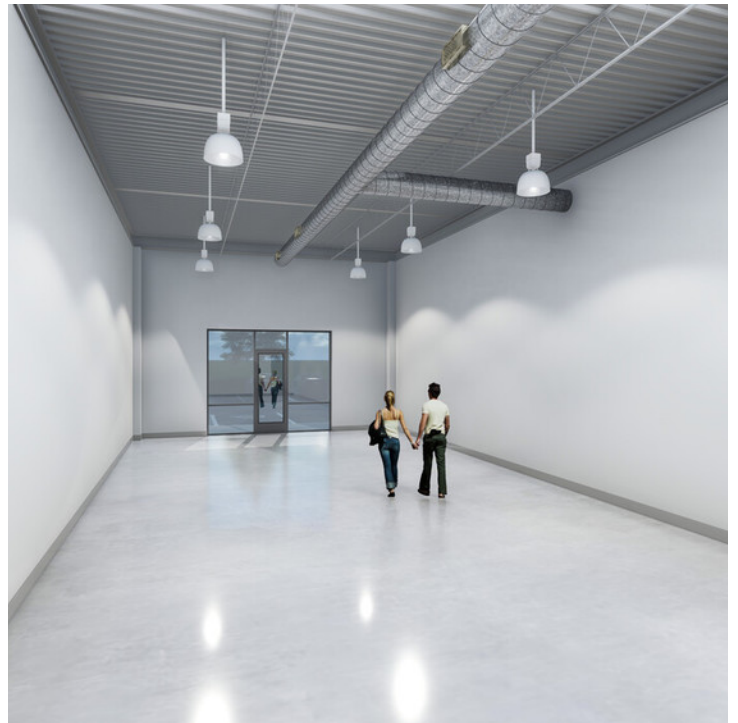
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ADDITIONAL PHOTOS



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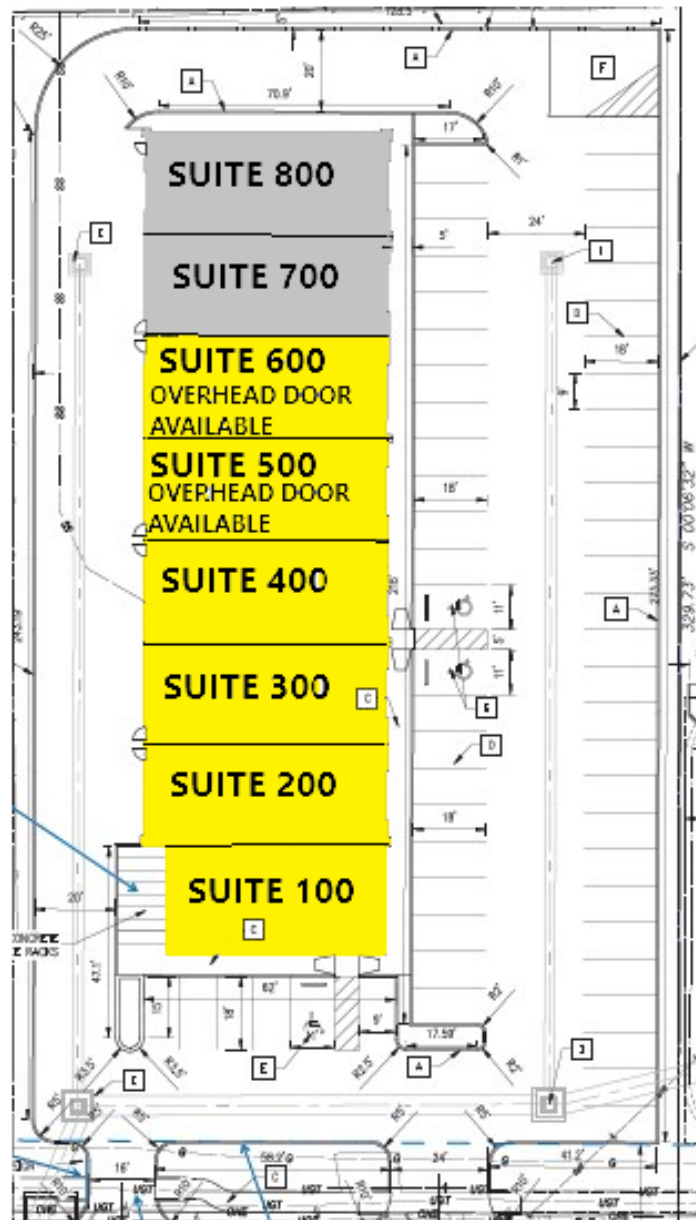
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SITE PLANS



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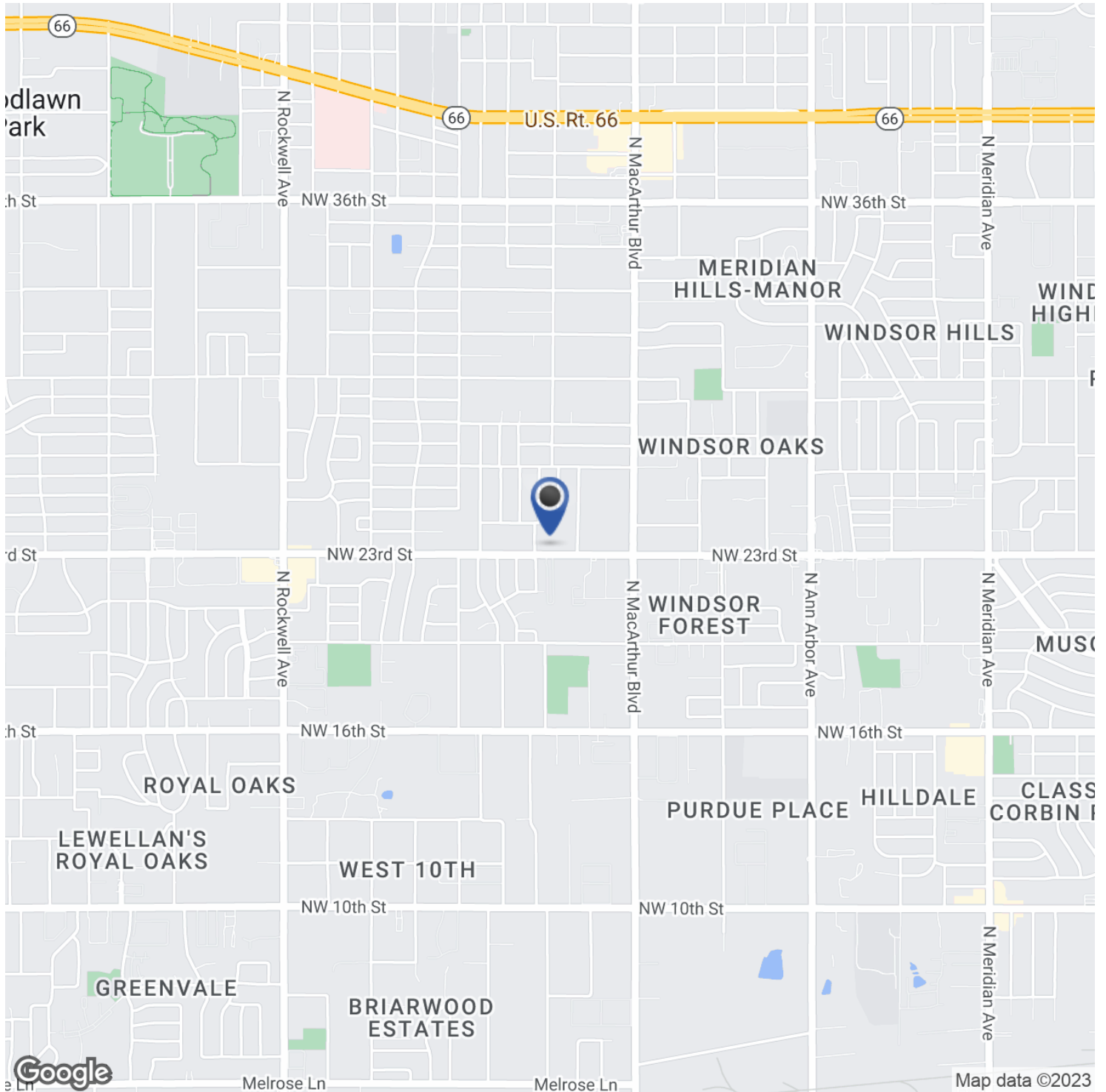
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LOCATION MAP



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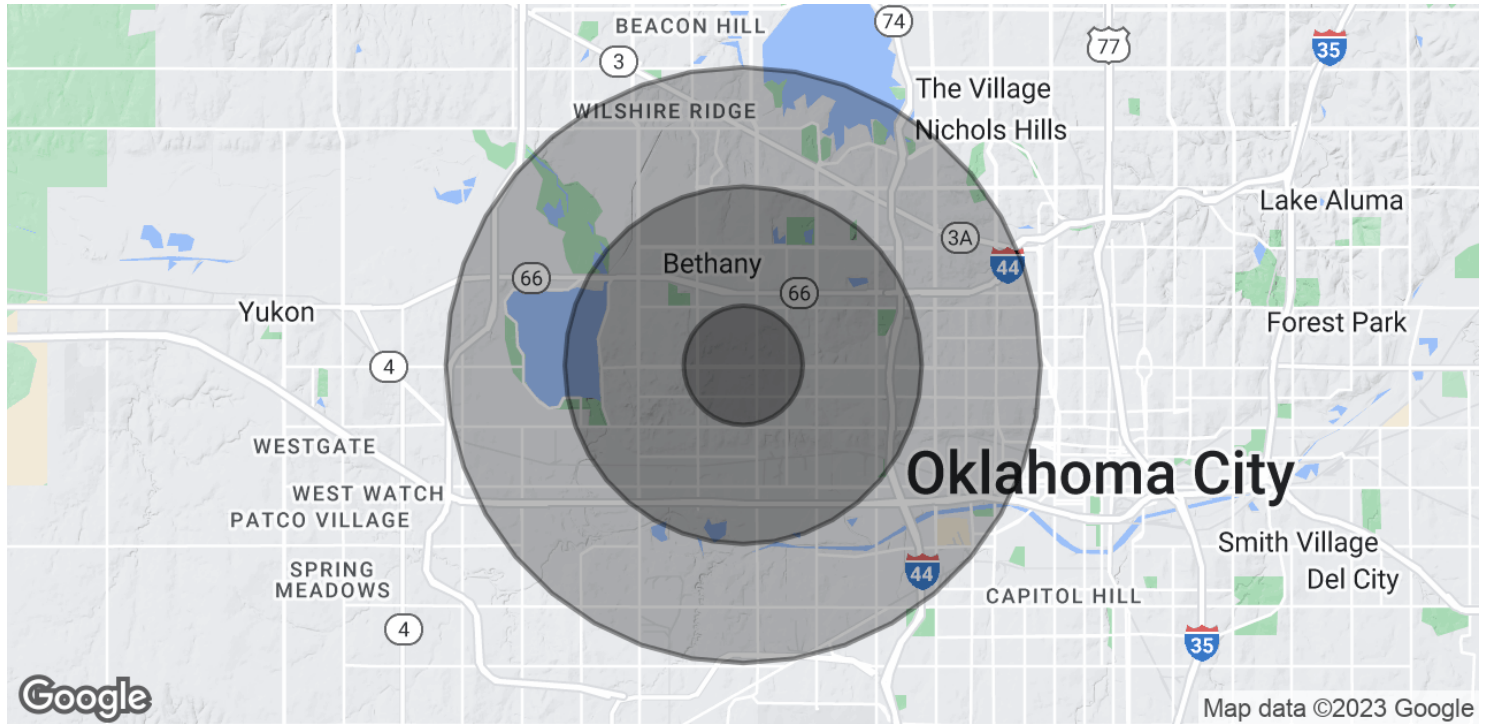
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,160	87,798	177,323
Average Age	32.0	34.6	35.0
Average Age (Male)	31.0	34.4	34.5
Average Age (Female)	34.0	35.5	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,392	35,110	72,836
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$45,212	\$48,080	\$50,284
Average House Value	\$109,649	\$112,490	\$116,579

* Demographic data derived from 2020 ACS - US Census