

# *Retail For Lease*

1006 W Main St,  
Jenks, OK 74037

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

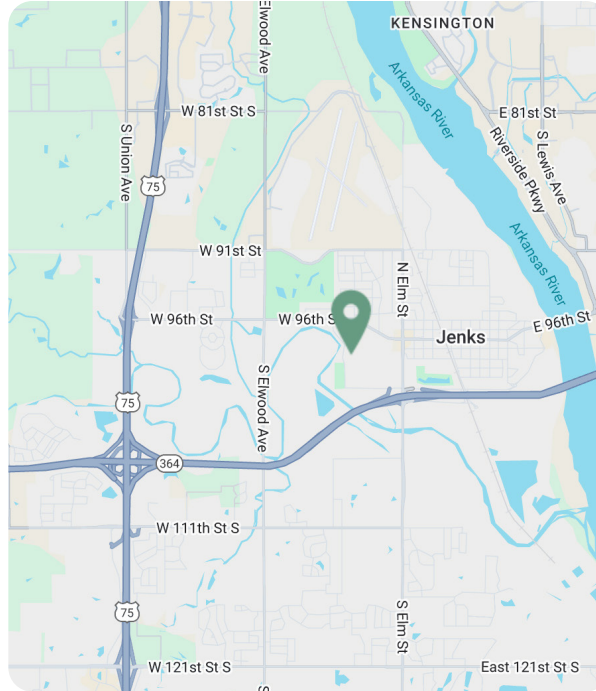
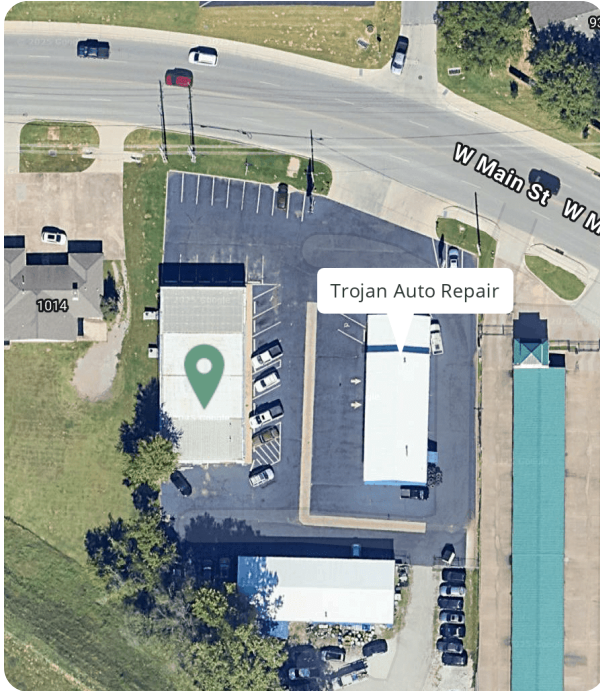
Drew Dossey, CCIM

*Vice President*

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# Property Overview

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**Lease Rate:** \$12.00/sqft + NNN

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**Lot Size:** 1.57 acres

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**Building Size:** +/- 5,000 sqft

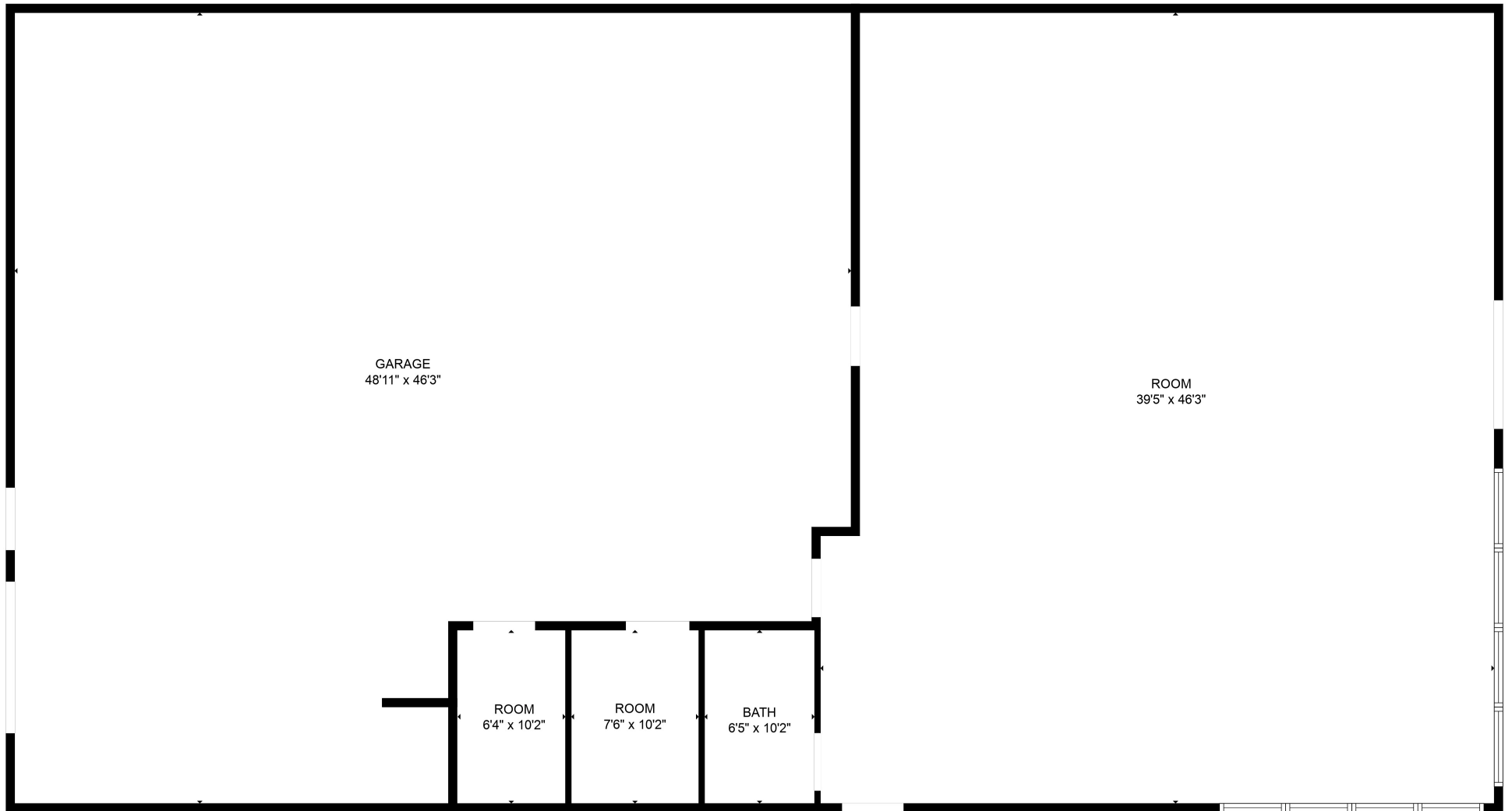
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**The property is located on Main Street just West of Elm.**

+/- 5,000 square foot retail space available on Main Street in Jenks, OK. Located on West Main Street with signage visibility and ample parking.

- 15,664 vehicles per day
  - 24 Parking Spaces
  - Pylon Signage
  - 10' x 9' OHD in the rear of the building
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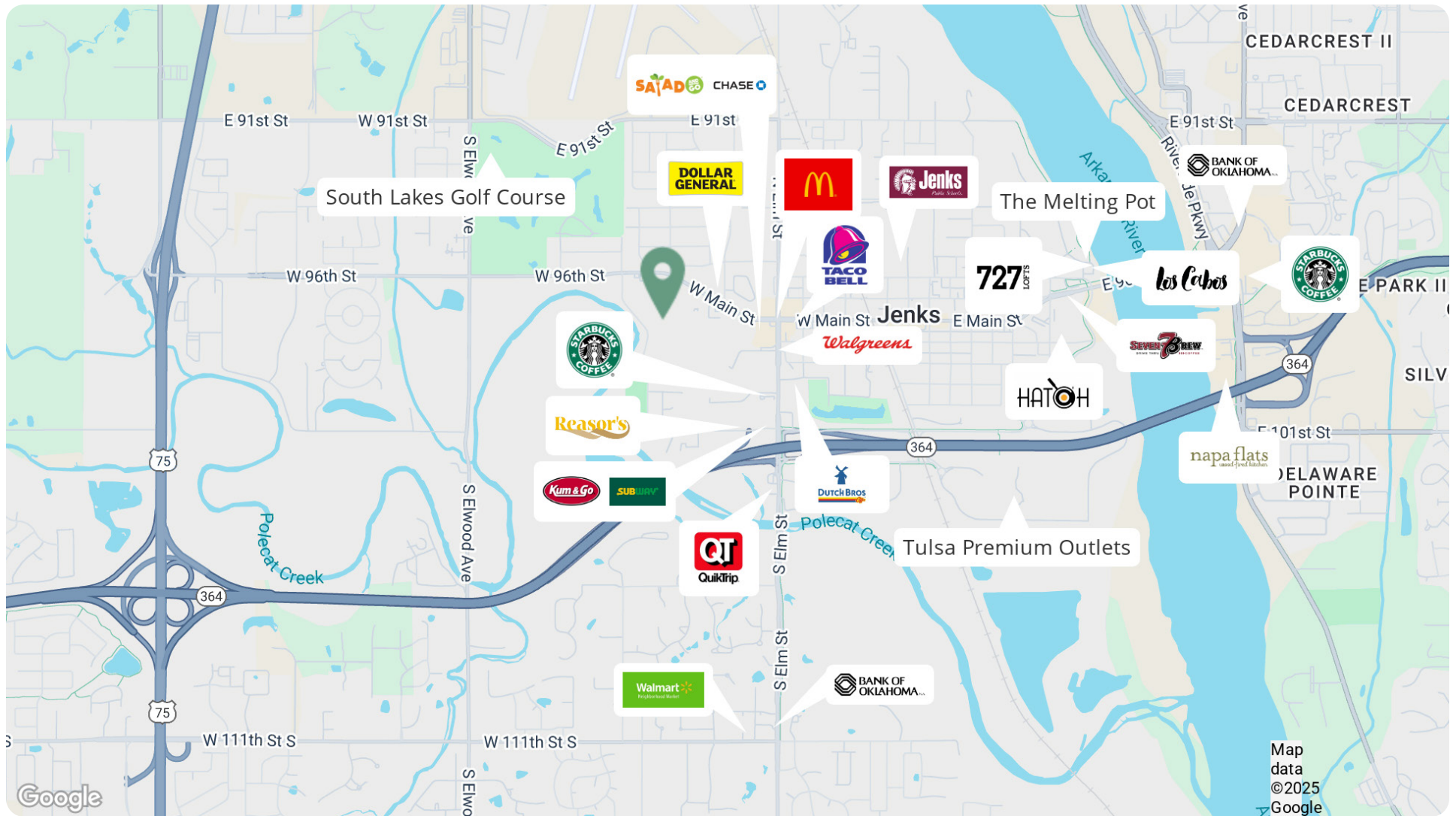


# Floor Plan

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# Location Overview

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# Demographics

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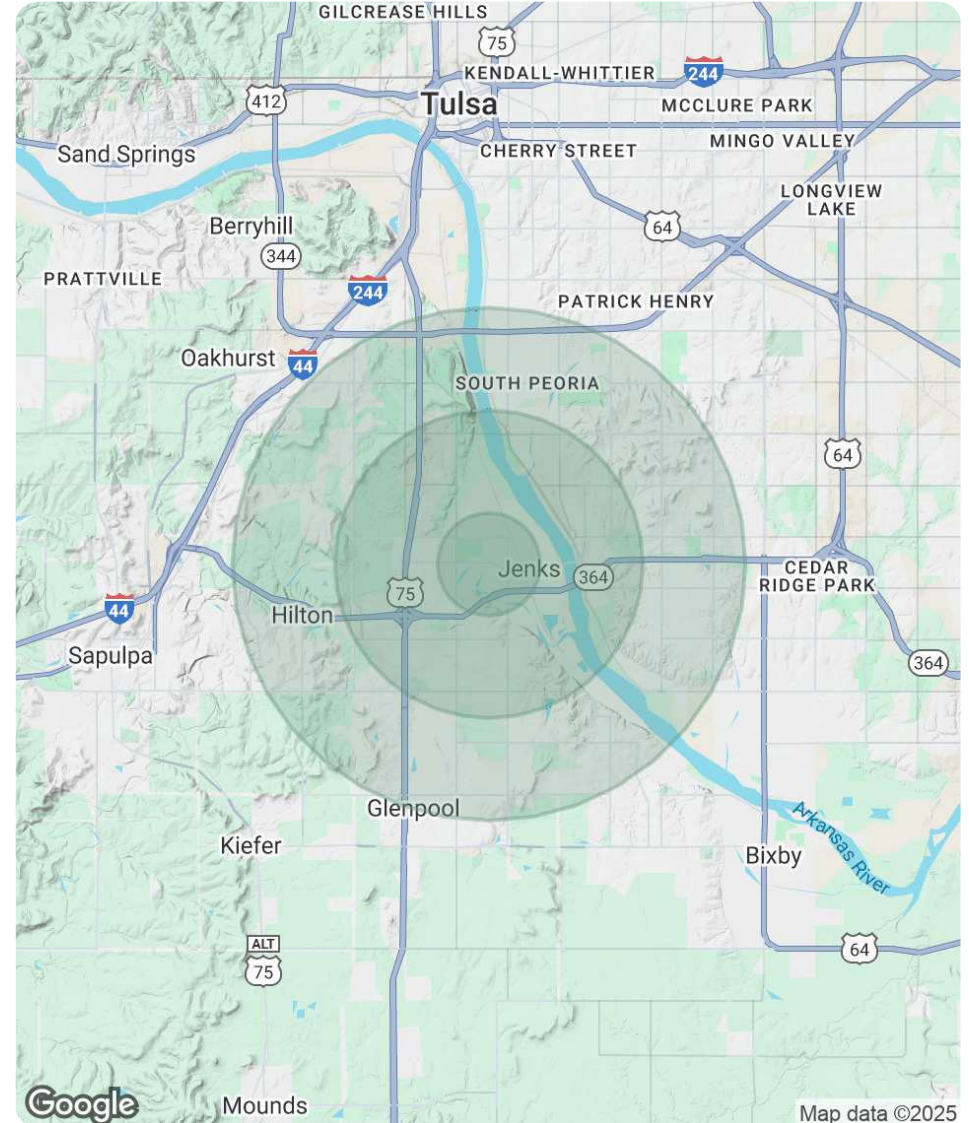
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,272	51,449	147,037
Average Age	39	37	40
Average Age (Male)	37	36	39
Average Age (Female)	40	38	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,706	20,372	60,612
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$80,899	\$102,428	\$109,502
Average House Value	\$276,570	\$309,496	\$351,036

Demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MCP - McGraw Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.