

RETAIL SPACE FOR LEASE

1212 NORTH HUDSON AVENUE

Oklahoma City, OK 73103

TYLER HUXLEY
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GARRETT MCGINNIS
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1,950/month (MG)
Building Size:	15,530 SF
Available SF:	789 SF

PROPERTY OVERVIEW

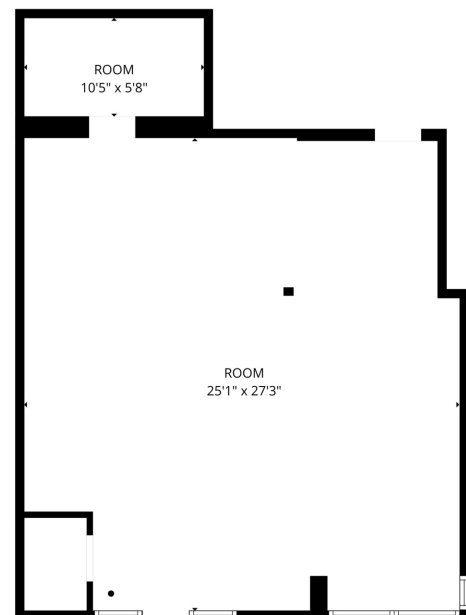
Well-appointed retail space in the heart of Midtown OKC, offering abundant natural light and a predominantly open, adaptable floor plan. Surrounded by established local restaurants and professional offices, all within convenient walking distance, the location benefits from strong visibility and consistent foot traffic. Water is provided directly to the suite, making the space well suited for a coffee shop, café, boutique, or similar retail use in a highly walkable urban setting.

SPACES	LEASE RATE	SPACE SIZE
1212 N Hudson	\$29.66 SF/yr	789 SF

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ADDITIONAL PHOTOS

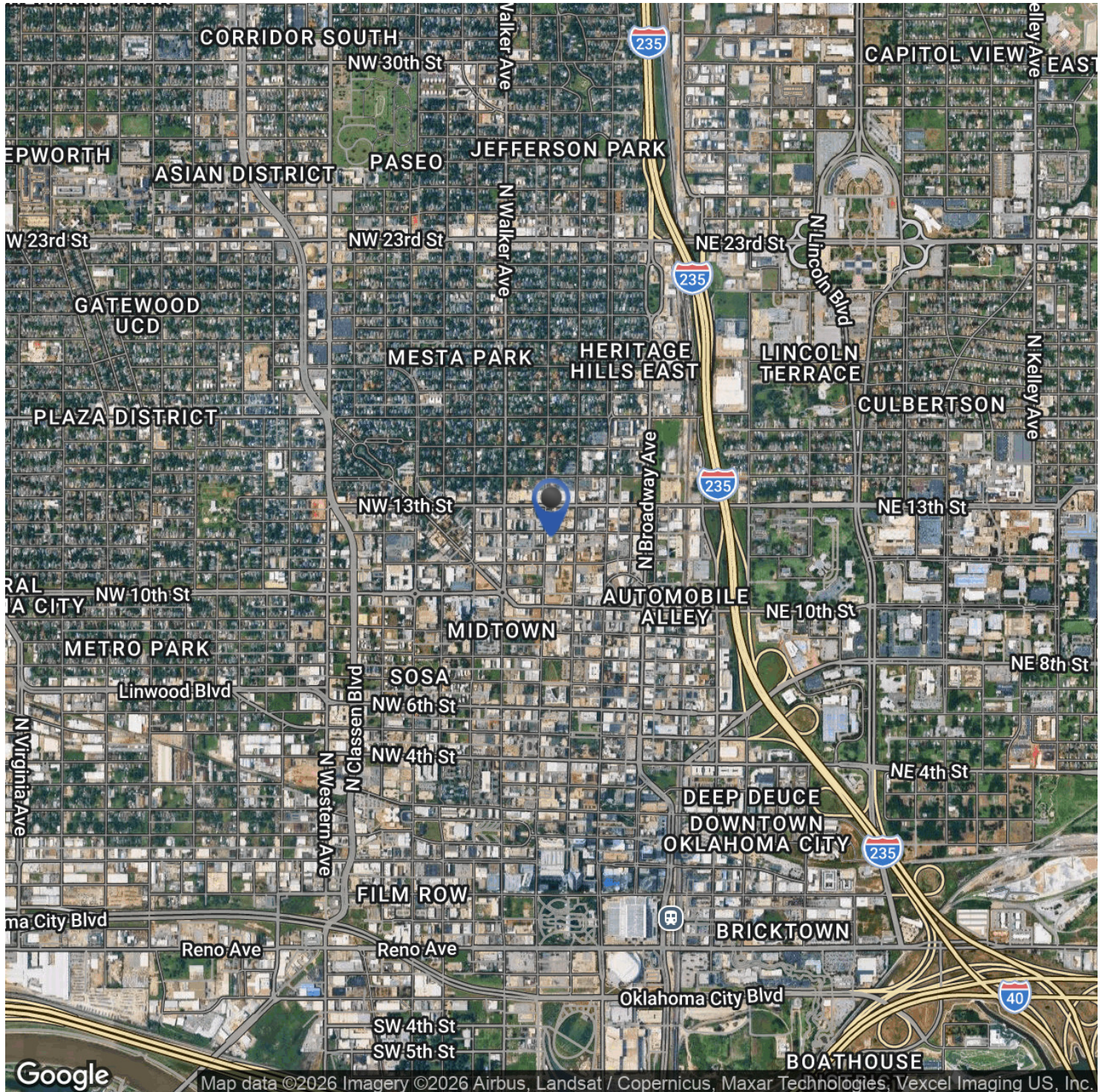


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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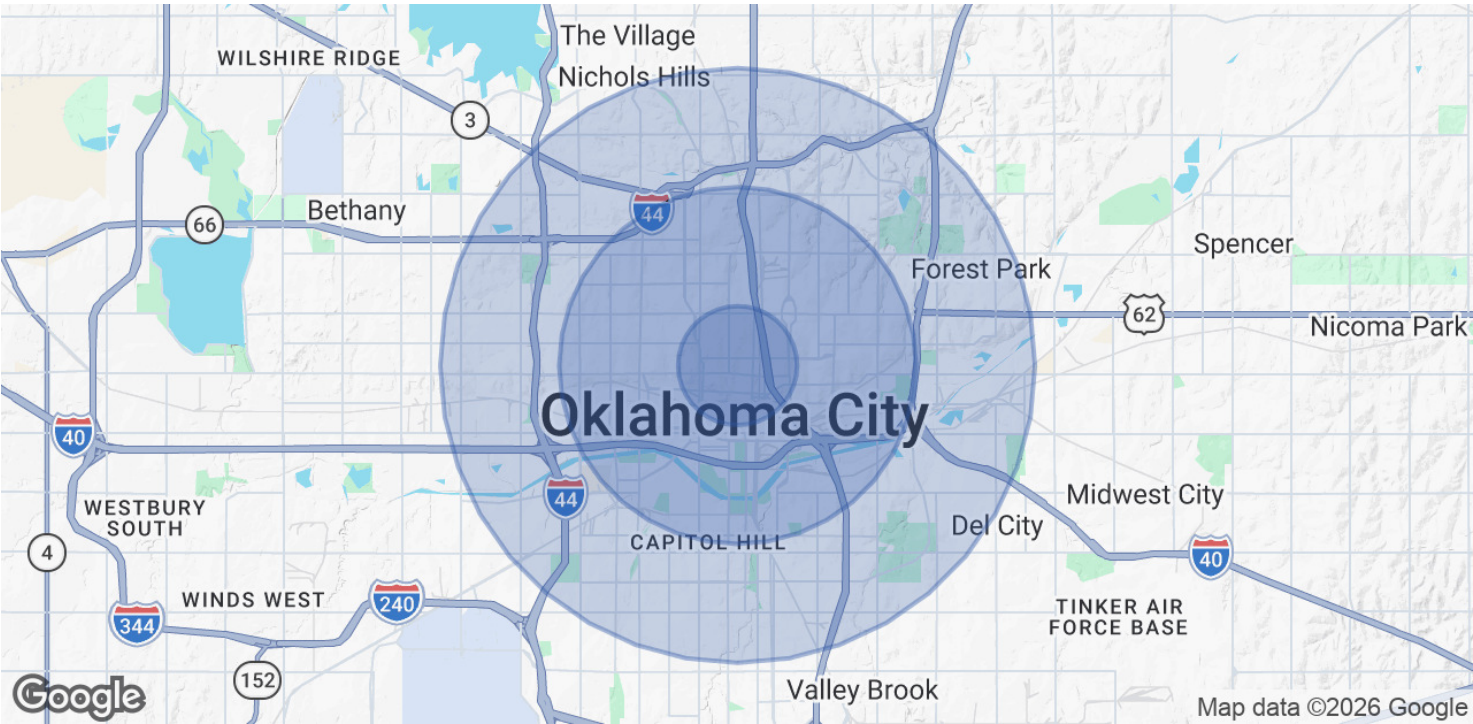
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,897	75,831	206,086
Average Age	37	37	37
Average Age (Male)	37	37	36
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,372	33,734	84,075
# of Persons per HH	2	2.2	2.5
Average HH Income	\$91,256	\$70,761	\$65,743
Average House Value	\$440,359	\$263,457	\$214,844

Demographics data derived from AlphaMap

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