

2809 NW 10TH STREET, OKLAHOMA CITY, OK 73107 | FOR LEASE

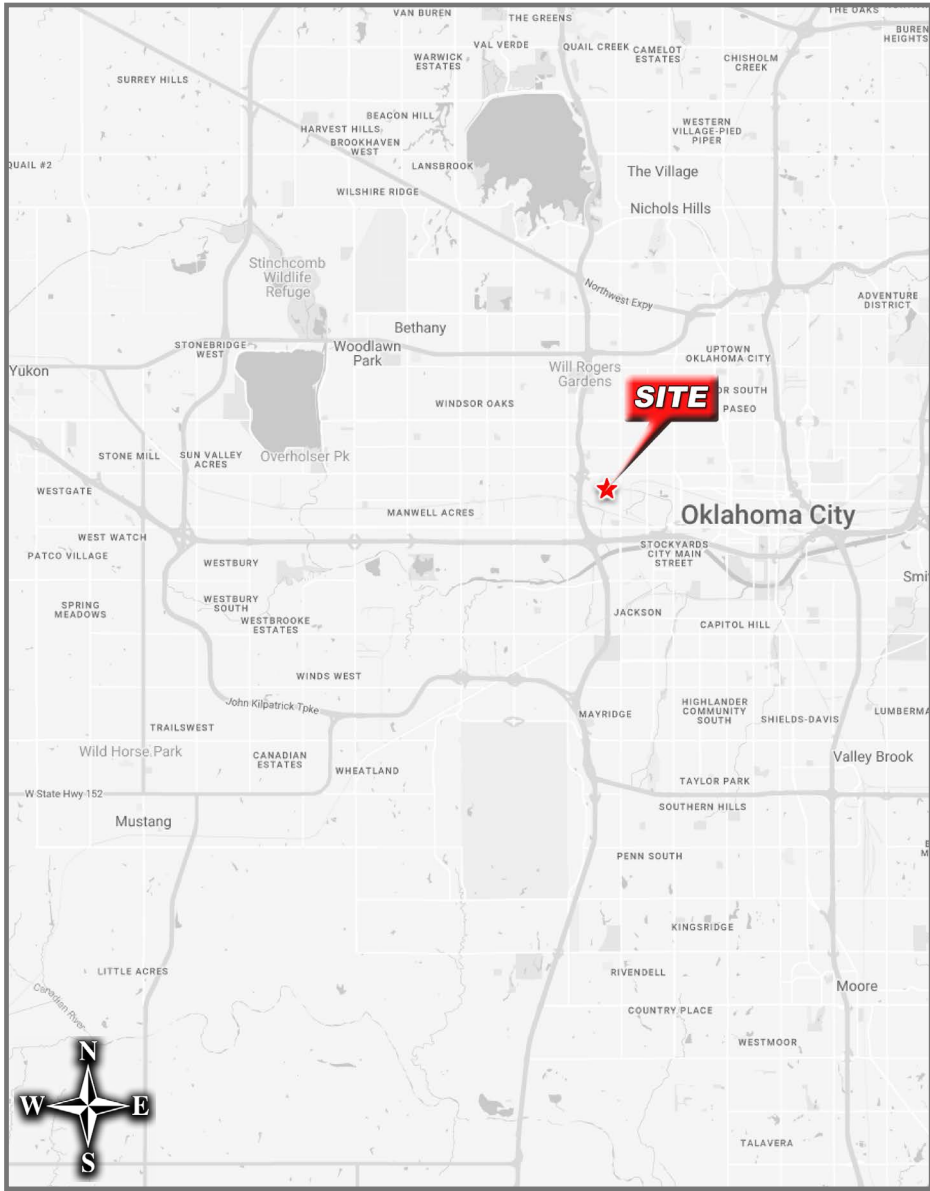


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**RETAIL SITE GROUP, LLC**  
2932 NW 122ND STREET, STE 7  
OKLAHOMA CITY, OK 73120

# 2809 NW 10TH STREET, OKLAHOMA CITY, OK 73107 - OVERVIEW



## Property Details & Highlights

- 7,000 SF (divisible - 3,500 SF minimum)
- Former Family Dollar
- Lease Rate: \$12.00 PSF NNN
- Direct Access to NW 10th St with good visibility
- Located approximately 6 Miles Northwest of Downtown Oklahoma City, and just over 8 Miles Northeast of Will Rogers World Airport
- Across from the Oklahoma State Fair/Fairgrounds and just Northeast of Oklahoma State University
- Easy access to Interstate 44 (0.7 mile west of site) and to Interstate 40 (1.3 mile south of site)

## Traffic Counts

NW 10th St: 21,100 VPD (ODOT 2022)  
 N May Ave: 14,000 VPD (ODOT 2022)

## Demographic Snapshot - 1-3-5 Mile Radius Rings

2024 POPULATION	DAYTIME POP.	AVG HH INCOME
1-Mile: 9,640	1-Mile: 8,896	1-Mile: \$70,934
3-Mile: 92,113	3-Mile: 133,036	3-Mile: \$75,847
5-Mile: 241,936	5-Mile: 370,410	5-Mile: \$75,270



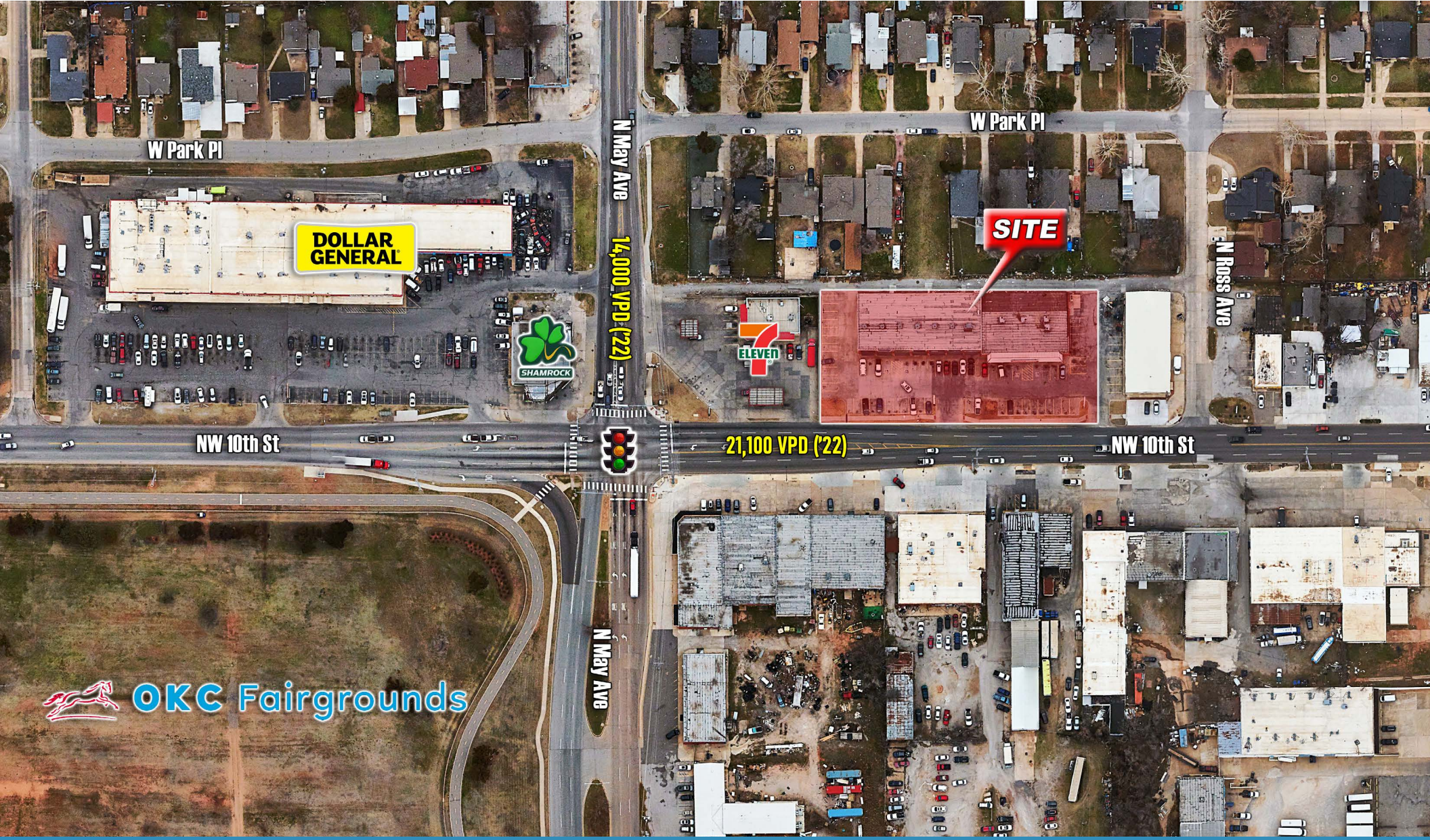
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# 2809 NW 10TH STREET, OKLAHOMA CITY, OK 73107 - SITE AERIAL



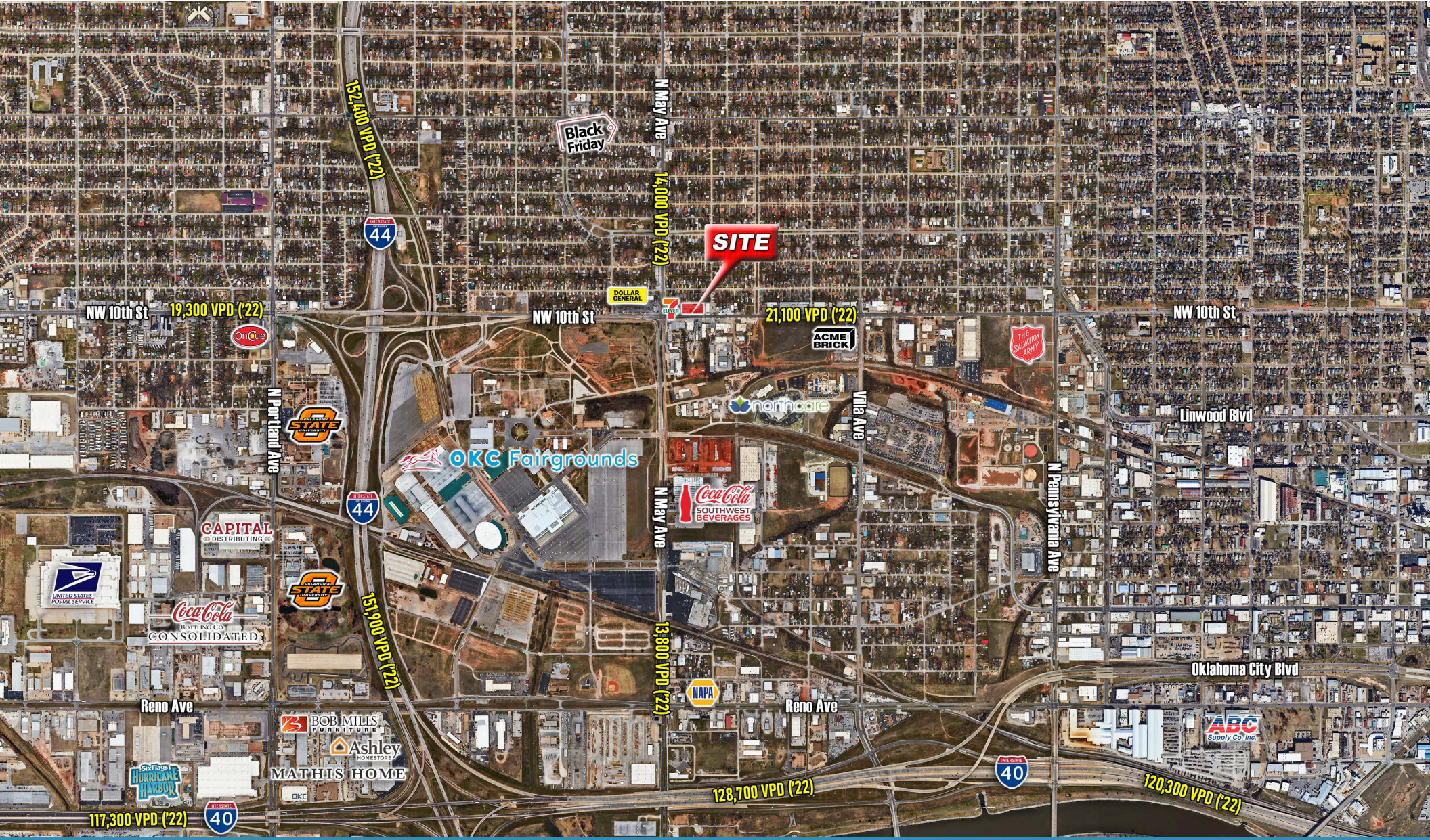
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# 2809 NW 10TH STREET, OKLAHOMA CITY, OK 73107 - RETAIL AERIAL



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