

7004 Broadway Extension

7004 Broadway Extension, Oklahoma City, OK 73116



OFFERING SUMMARY

Lease Rate	\$12.00 SF/yr (NNN)
Building Size:	18,750 SF
Available SF:	4,000 SF
Year Built:	1998
Renovated:	2019
	11112024

PROPERTY OVERVIEW

This Ideal location provides excellent visibility and easy access to the OKC Metro; offering flex space with a great opportunity for showroom, offices, and storage space/shop.

PROPERTY HIGHLIGHTS

- Retail frontage
- Opportunity for office or retail
- Excellent Interstate Access
- End Cap space available

SPACE

7004 N Broadway Extension

LEASE RATE

\$12.00 SF/yr

SPACE SIZE

4,000 SF

GIRMA MOANING
405.239.1244
gmoaning@pricedwards.com
pricedwards.com

7004 Broadway Extension

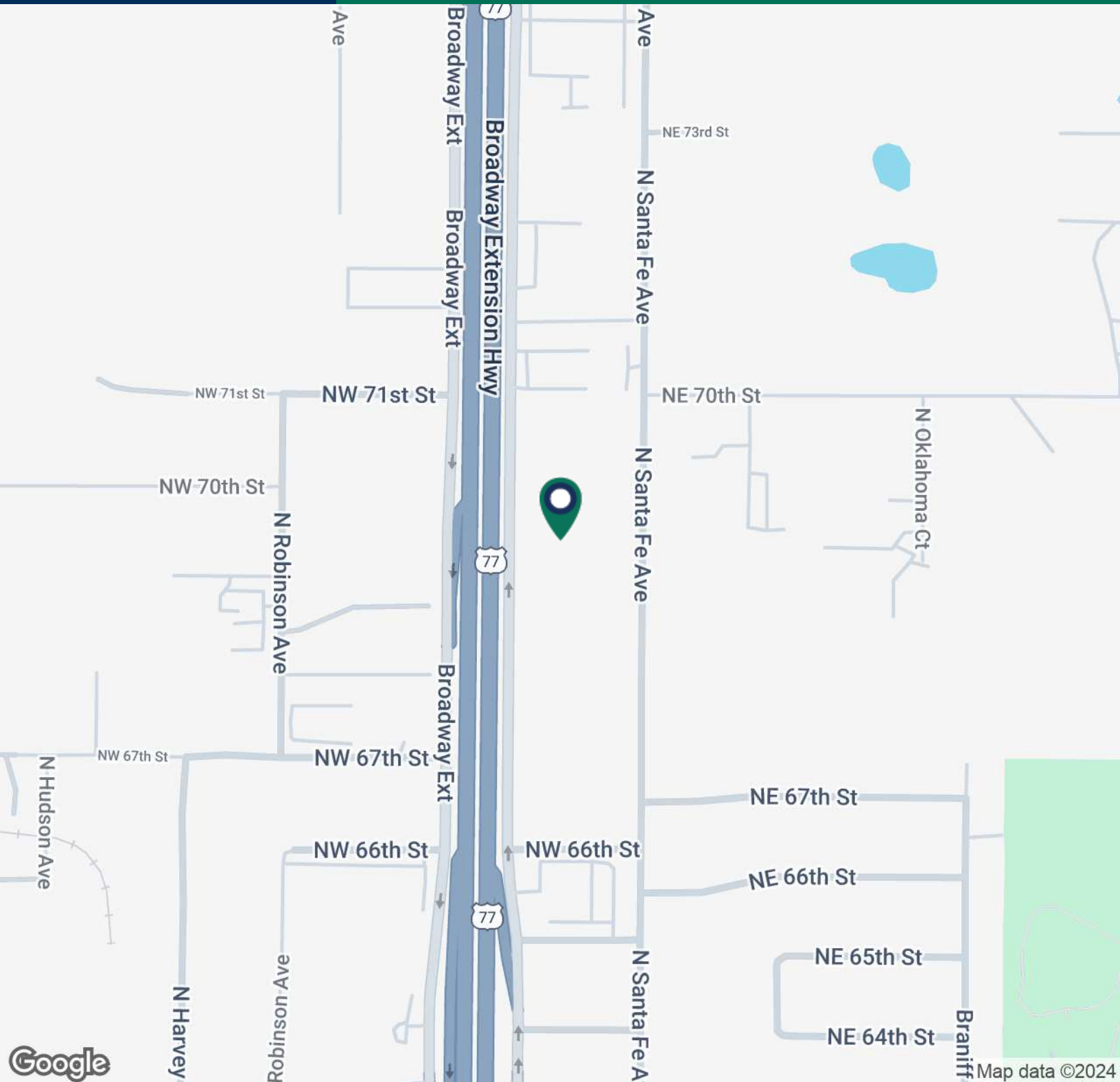
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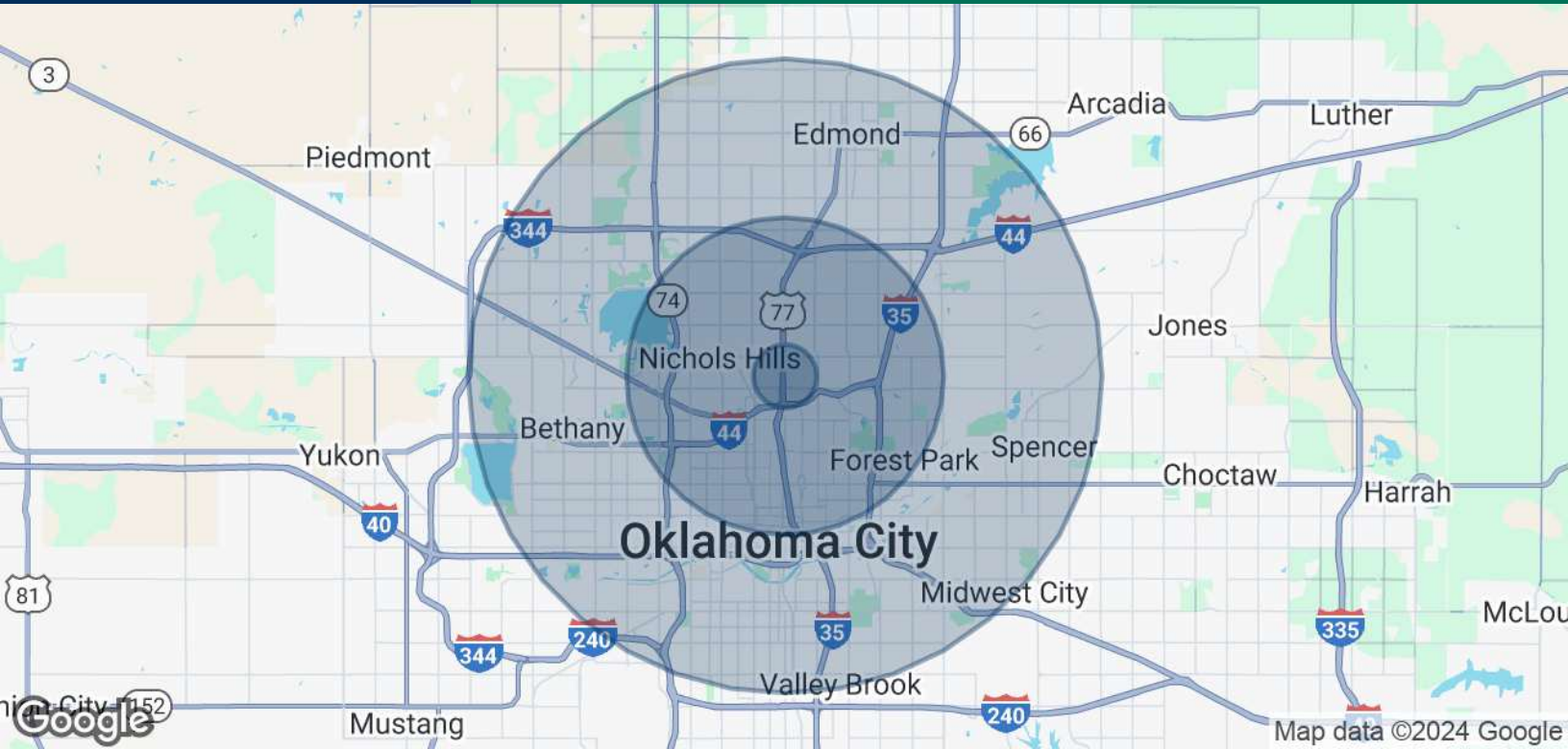
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,590	157,200	678,399
Average age	39	39	38
Average age (Male)	36	38	37
Average age (Female)	41	40	39

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,065	71,786	273,978
# of persons per HH	2.4	2.2	2.5
Average HH income	\$63,022	\$81,919	\$87,141
Average house value	\$234,647	\$298,170	\$257,961

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

Broadway Extension (I-235)	north	105,300
Broadway Extension (I-235)	south	92,100

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