

NEIGHBORS COFFEE BLDG

11 NE 11TH ST, OKC, OK 73104



**GIRMA MOANING**

Retail Investment Specialist  
gmoaning@pricedwards.com  
O: 405.239.1244 C: 405.664.0062

**JACOB SIMON**

Retail Specialist  
jsimon@pricedwards.com  
O: 405.239.1248

**Sale Price**  
\$12,500,000

## NEIGHBORS COFFEE BLDG

11 NE 11TH ST, OKC, OK 73104



### PROPERTY DESCRIPTION

Neighbors Coffee warehouse and executive suite property available for purchase. This multi-tenant building is comprised of executive style offices and storage units. There are a total of approximately 162 self storage units and 31 executive offices.

### PROPERTY HIGHLIGHTS

- 97,000 SF historic two-story mixed-use building facing I-235
- Built in 1948
- Mix of Mini Storage, Executive Suites, and Warehouse
- OKC Skyline Views
- 180 space newly paved parking lot
- 6,500 square foot event space
- Prime Redevelopment opportunity

### OFFERING SUMMARY

<b>Sale Price:</b>	\$12,500,000
<b>Lot Size:</b>	1.12 Acres
<b>Building Size:</b>	97,000 SF

### TRAFFIC COUNTS

<b>I-235</b>	north	99,700 AADT
<b>I-235</b>	south	88,800 AADT

#### GIRMA MOANING

gmoaning@priceedwards.com  
O: 405.239.1244 C: 405.664.0062

#### JACOB SIMON

jsimon@priceedwards.com  
O: 405.239.1248

## NEIGHBORS COFFEE BLDG

11 NE 11TH ST, OKC, OK 73104



### GIRMA MOANING

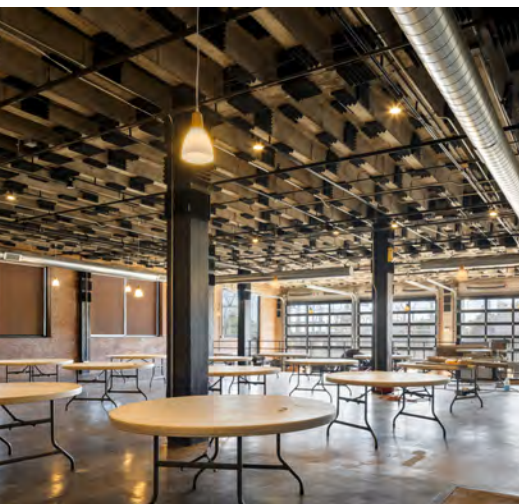
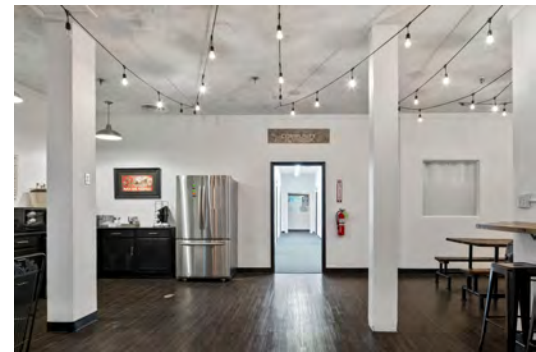
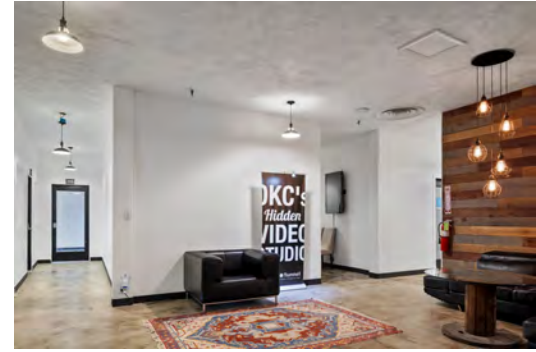
gmoaning@priceedwards.com  
O: 405.239.1244 C: 405.664.0062

### JACOB SIMON

jsimon@priceedwards.com  
O: 405.239.1248

## NEIGHBORS COFFEE BLDG

11 NE 11TH ST, OKC, OK 73104



### GIRMA MOANING

gmoaning@priceedwards.com  
O: 405.239.1244 C: 405.664.0062

### JACOB SIMON

jsimon@priceedwards.com  
O: 405.239.1248

## NEIGHBORS COFFEE BLDG

11 NE 11TH ST, OKC, OK 73104



Map data ©2023 Imagery ©2023, Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

### GIRMA MOANING

gmoaning@priceedwards.com  
O: 405.239.1244 C: 405.664.0062

### JACOB SIMON

jsimon@priceedwards.com  
O: 405.239.1248

## NEIGHBORS COFFEE BLDG

11 NE 11TH ST, OKC, OK 73104



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	8,640	73,732	190,831
<b>Average Age</b>	34.4	34.3	34.1
<b>Average Age (Male)</b>	33.6	34.1	33.6
<b>Average Age (Female)</b>	34.2	34.6	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	5,333	35,947	86,402
<b># of Persons per HH</b>	1.6	2.1	2.2
<b>Average HH Income</b>	\$76,231	\$55,839	\$54,509
<b>Average House Value</b>	\$202,795	\$144,405	\$127,463

\* Demographic data derived from 2020 ACS - US Census

11022023

### GIRMA MOANING

gmoaning@priceedwards.com  
O: 405.239.1244 C: 405.664.0062

### JACOB SIMON

jsimon@priceedwards.com  
O: 405.239.1248