

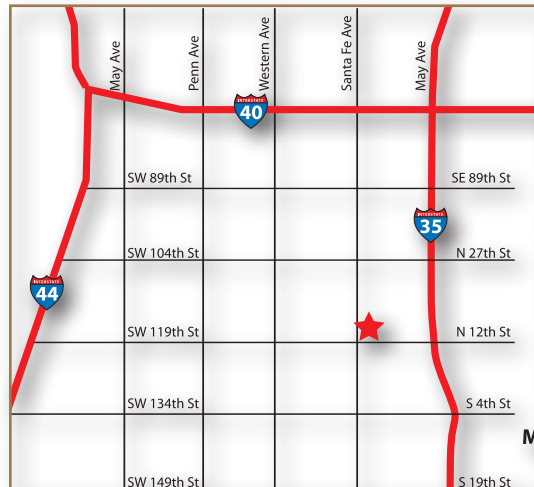
SPACE AVAILABLE

1320 Santa Fe, Moore, OK

DJM Realty
A GORDON BROTHERS GROUP COMPANY

James Avallone
Managing Director
445 Broadhollow Rd, St 417
Melville, NY 11747
(631) 752-1100 x224
(631) 752-1231

**PRICE EDWARDS
& COMPANY**
Commercial Real Estate Services
210 Park Ave, Suite 1000
Oklahoma City, OK 73102
(405) 843-7474 PHONE
(405) 236-1849 FAX
www.priceedwards.com



- 10,908± SF
- \$8 / psf + NNN
- Freestanding Building
- Built in 2000
- Excellent Condition
- Drive Thru
- 2 Pylons
- Access from Santa Fe & 12th Street
- Ample Parking
- Surrounding tenants include: SuperCuts, Little Caesars, Walgreens, 7-11 and a grocery store.
- New residential development adjacent to property
- Long lease term available
- Roll up door in rear



Radius	1 Mile	2 Mile	3 Mile	5 Mile
Population	13,452	41,321	73,027	153,422
Average HH Income	\$58,963	\$63,842	\$66,078	\$60,5228
Median Age	31.4	31.5	34.9	34.9

FOR MORE INFORMATION, CONTACT:
Karleen Krywucki kkrywucki@priceedwards.com
(405) 843-7474

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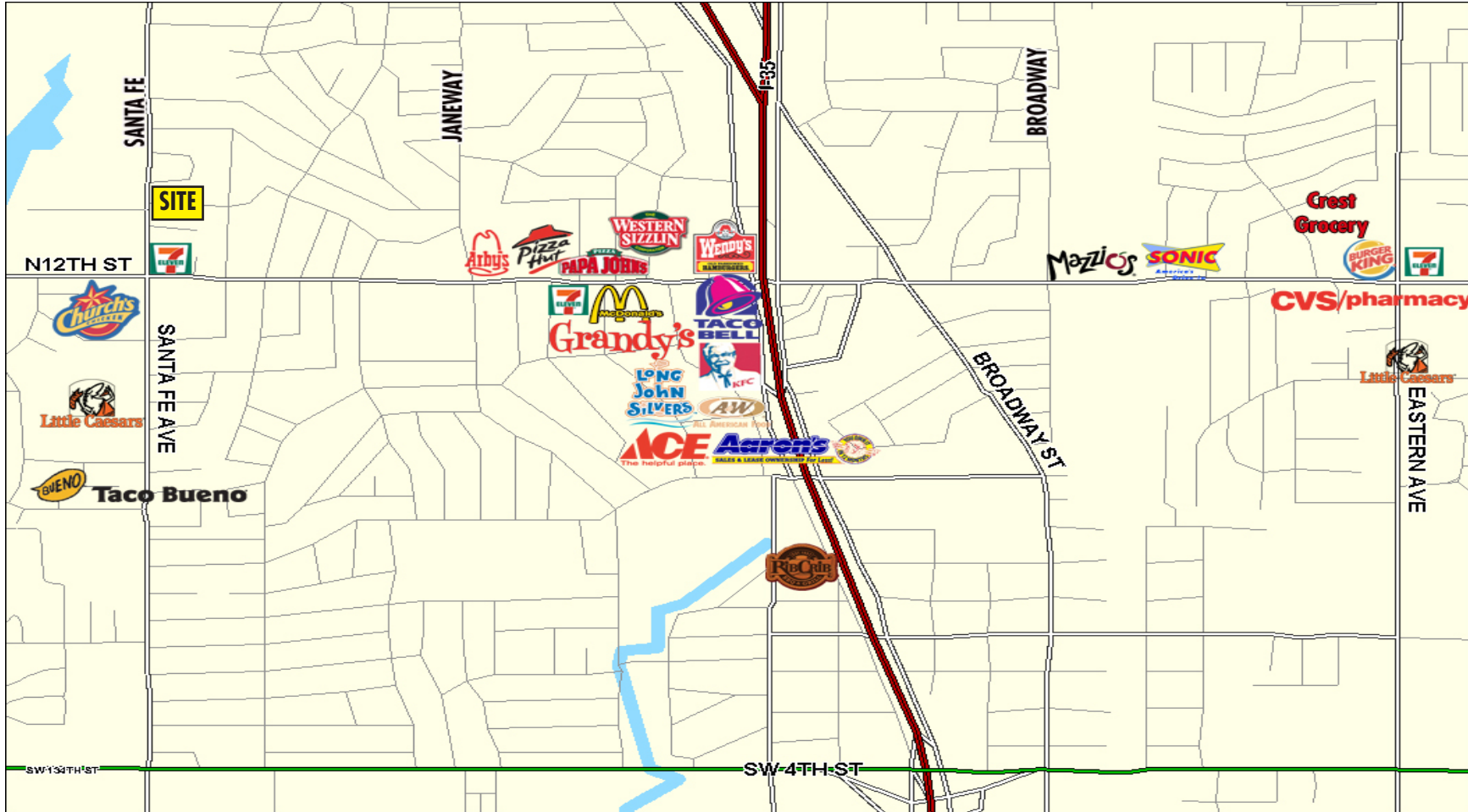
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Street	Direction	Traffic Count
Santa Fe (3/04)	South	9,317
NE 12th St (3/04)	East	20,947
	West	14,707

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.