

# FREE-STANDING BUILDING FOR LEASE IN UPTOWN 23RD

610 NW 23rd Street Oklahoma City, OK 73103



## RETAIL SPACE NOW AVAILABLE

<b>Available SF:</b>	3,285 SF
<b>Lease Rate:</b>	\$20 PSF NNN
<b>Lot Size:</b>	0.32 Acres
<b>Parking Spaces:</b>	12 dedicated parking spaces
<b>Zoning:</b>	Urban Design Overlay
<b>Market:</b>	Uptown 23rd
<b>Cross Streets:</b>	Between Dewey & Lee on 23rd Street
<b>Traffic Count:</b>	24,000

## COMMENTS

Back on the market!

Free-standing building with 12+ dedicated parking spaces available for lease. Building includes large storefront and poured concrete patio along 23rd Street, curb cut and existing pole sign.

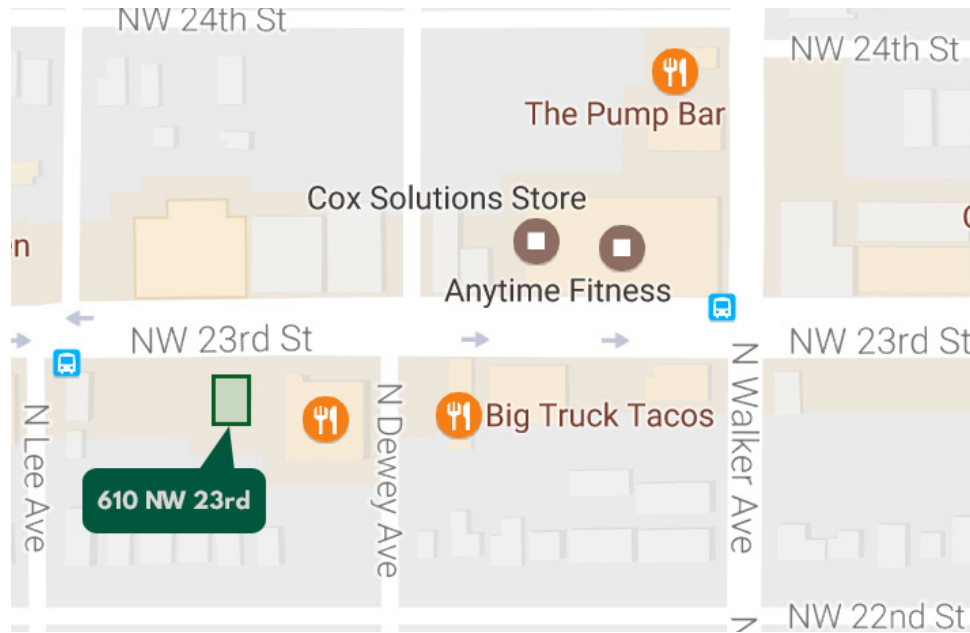
Neighbors include Hurt's Donuts, Pizza 23, This Land Yoga, Big Truck Tacos and Cuppies & Joe.

## ALLISON BARTA BAILEY

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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	194,481
Population Density	194,481
Median Age	34.2
Median Age (Male)	33.3
Median Age (Female)	35.1
Total Households	79,166
# of Persons Per HH	2.5
Average HH Income	\$50,197
Average House Value	\$166,493

## TRAFFIC COUNTS (per ACOG)

24,000 cars/day, measured between Walker and Dewey and also at Lee.

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