

# 9400 N MAY AVE - RETAIL GROUND LEASE

9400 N May Ave Oklahoma City, OK 73120



## LAND SPACE NOW AVAILABLE

<b>Available SF:</b>	25,950 SF +/-
<b>Lease Rate:</b>	\$4.50 SF/yr (Ground)
<b>Lot Size:</b>	0.92 Acres
<b>APN #:</b>	R178929100
<b>Zoning:</b>	Commercial
<b>Market:</b>	Oklahoma City
<b>Sub Market:</b>	The Village
<b>Cross Streets:</b>	West Britton Rd & North May Ave

## PROPERTY OVERVIEW

This hard corner location is available for Retail Ground Lease. Located in a well-established residential neighborhood, with easy access from W Britton Rd and N May Ave. Ideally located at the retail corridor east of the highly traveled Lake Hefner Park Way.

## LOCATION OVERVIEW

010319

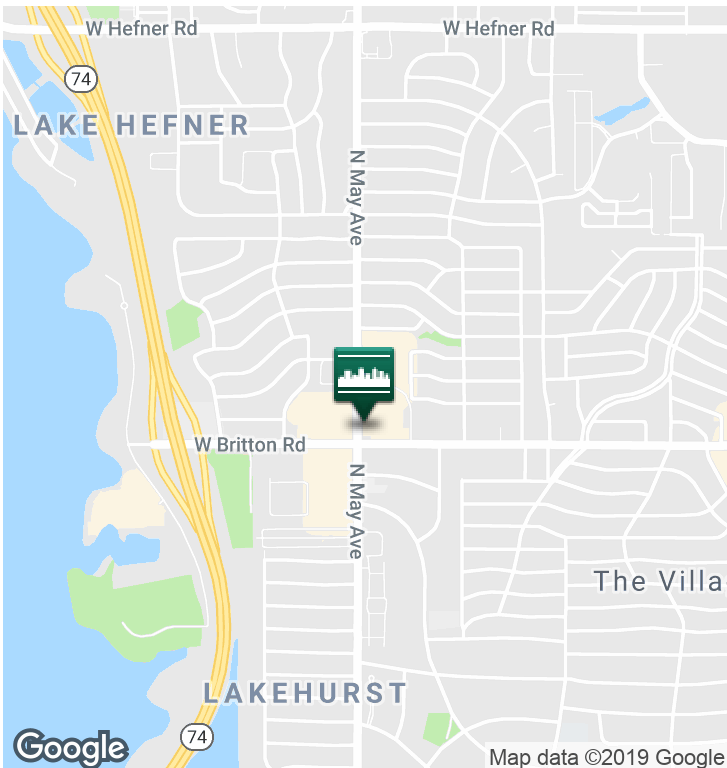
Hard Corner 0.92 Acre - 25,590 usable Square feet available  
 Ideal spot for QSR  
 Fuel Tanks removed per DEQ standards  
 Owner will consider build-to-suit

## GIRMA MOANING

Retail Investment Specialist  
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 210 Park Ave, Suite 700, Oklahoma City, OK 73102  
 pricedwards.com

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

Total Population	201,104
Population Density	201,104
Median Age	36.6
Median Age (Male)	35.0
Median Age (Female)	37.9
Total Households	89,834
# of Persons Per HH	2.2
Average HH Income	\$67,801
Average House Value	\$182,479

## TRAFFIC COUNTS (per ACOG)

N May Ave	north	21,355
N May Ave	south	22,702
W Britton Rd	east	16,591
W Britton Rd	west	21,722

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