



OFFERING SUMMARY

Lease Rate:	\$8.00 - 15.00 SF/yr (NNN)
Building Size:	2,500 SF
Available SF:	2,500 SF
Lot Size:	0.16 Acres

PROPERTY OVERVIEW

2,500 SF, Single tenant cinder-block building with convenient access to Downtown Oklahoma City. Located just north of the Oklahoma City Boulevard this property offers convenience access to I-40, I-44, the Central Business District. Recent developments in the area include the construction of a new 7-11 south of the boulevard and the creation of the new West Village Arts District. The space is available for immediate occupancy to qualifying businesses.

PROPERTY HIGHLIGHTS

- \$8-\$15/NNN
- 2,500 SF
- Zoned I-2 with Downtown Parking Overlay
- Close proximity to The West Village Apartments
- Convenience access to I-40, I-44, and the Oklahoma City Boulevard.
- Fenced in Yard

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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	7,204	85,597	229,078
Average Age	31.5	32.2	33.1
Average Age (Male)	33.0	32.5	32.6
Average Age (Female)	32.5	32.6	34.0

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,271	38,456	100,451
# of Persons per HH	3.2	2.2	2.3
Average HH Income	\$54,825	\$52,859	\$49,255
Average House Value	\$76,728	\$127,725	\$111,433

* Demographic data derived from 2020 ACS - US Census