

1117 EXCHANGE AVE

OKLAHOMA CITY, OK 73108



PROPERTY DESCRIPTION

Exciting opportunity to be part of a rapidly developing district around OKC's Public Farmer's Market. Available for Lease: 4,000 SF building.

The City recently upgraded the infrastructure and re-surfaced the road in front of the building on Exchange Avenue.

The property has a custom built showroom, upstairs office, storage, and a large workshop with a 14' roll up door. The property is secured by a shared gate and comes with a new glass store front. Local Retailers include: Public Farmer's Market, Powerhouse Bar, The Loaded Bowl, and Bad Axe Throwing and the new 7-11 Located on Western Ave and Reno Ave.

OFFERING SUMMARY

Sub-Lease Rate:	\$10.00 - 14.00 SF/yr (NNN)
Number of Units:	1
Available SF:	4,000 SF
Building Size:	4,000 SF

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,029	88,603	228,175
Average Age	28.1	31.6	32.7
Average Age (Male)	26.6	30.6	32.1
Average Age (Female)	27.9	32.7	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,293	35,795	97,900
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$26,056	\$42,646	\$48,536
Average House Value	\$51,569	\$82,711	\$108,721

* Demographic data derived from 2020 ACS - US Census

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