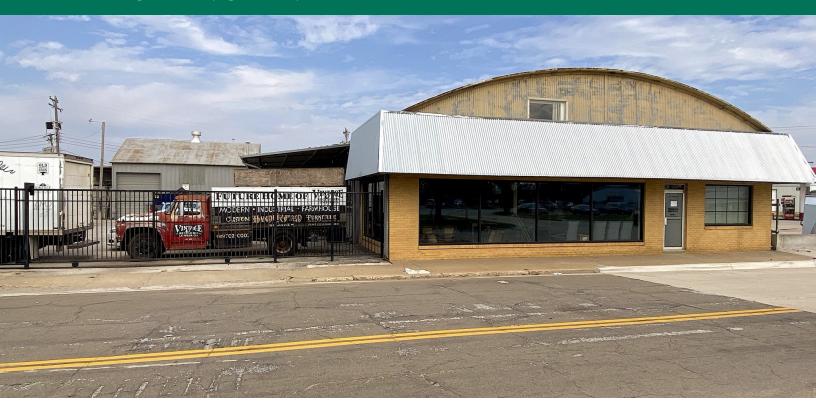
1117 EXCHANGE AVE

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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PRICE EDWARDS AND CO.



1117 EXCHANGE AVE OKLAHOMA CITY, OK 73108 W Sheridan Ave W Sheridan Ave W Sheridan Ave Oklahoma City Blvd Oklahoma City Blvd klahoma City Blvd SMcKinley Ave Oklahoma City Blvd Oklahoma Ci Bad Axe Throwing Oklahoma City Bikram Yoga OKC Reno Ave 10 Ave Reno Ave Urban Agrarian SW2ndSt SW 2nd St Powerhouse **SW3rdSt** SW3rdSt ☐ SW3rdSt SW4thSt Map data © 2023 Imagery © 2023, CNES / Airbus, Maxar Technologies, U.S. Geological Google Survey, USDA/FPAC/GEO

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1117 EXCHANGE AVE OKLAHOMA CITY, OK 73108 Western Ave SOSA Classen Blvd N Pennsylvania Linwood Blvd NW 6th St N Virginia Ave NW 4th St NE 4th St z ARTS DISTRICT WESTLAWN DOWNTOWN GARDENS OKLAHOMA CITY FILM ROW Oklahoma City Blvd Oklahoma City Blvd BRICKTOWN S Western Ave 40 SW 4th St SW 5th St Exchange Ave STOCKYARDS 40 CITY MAIN STREET Map data ©2023

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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