



OFFERING SUMMARY

Lease Rate:	\$12.00 - 14.00 SF/yr (NNN)
Building Size:	7,000 SF
Available SF:	3,000 - 4,000 SF
Year Built:	1946
Zoning:	I-2 & DSHA

09212020

PROPERTY OVERVIEW

Exciting opportunity to be part of a rapidly developing district around OKC's Public Farmer's Market. Available for Lease: 3,000-7,000 SF two-tenant building plus a fenced in yard. Formerly a reclaimed wood and furniture company this property has a modern industrial chic showroom plus the workshop and storage. The City recently upgraded the infrastructure and re-surfaced the road in front of the building on Exchange Avenue. Local Retailers include: Public Farmer's Market, Powerhouse Bar, The Loaded Bowl, and Bad Axe Throwing.

SPACES

LEASE RATE

SPACE SIZE

1117 Exchange Ave	\$12.00 - 14.00 SF/yr	4,000 SF
1125 Exchange Ave	\$12.00 - 14.00 SF/yr	3,000 SF

AARON DIEHL
405.843.7474 x255
adiehl@priceedwards.com
priceedwards.com



Building - 1125 Exchange - 3,000 SF - \$12 - \$14 psf NNN - can be combined with 1117 for a total of 7,000 SF

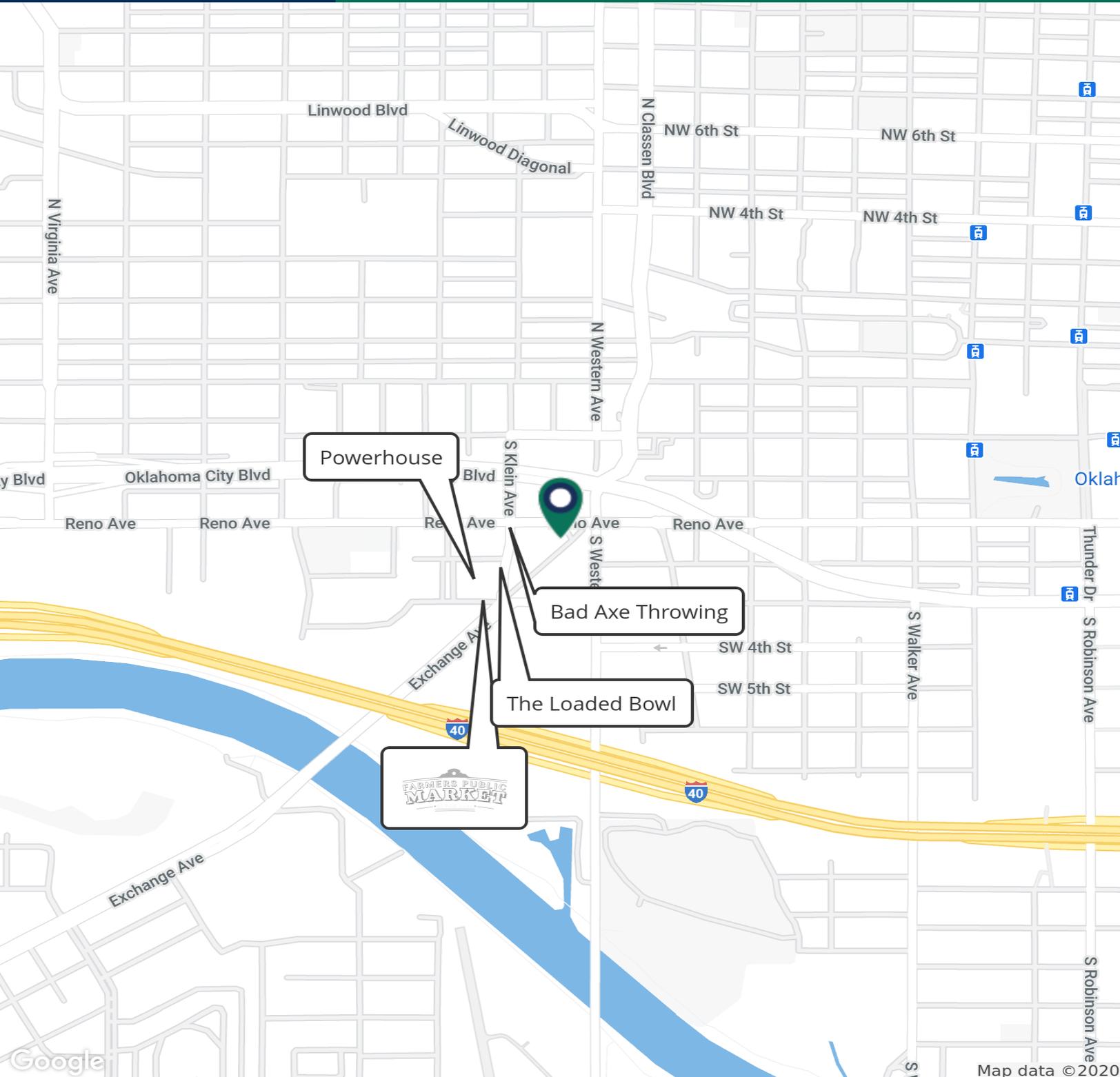


Building - 1117 Exchange & fenced yard - 4,000 SF - \$12 - \$14 psf NNN

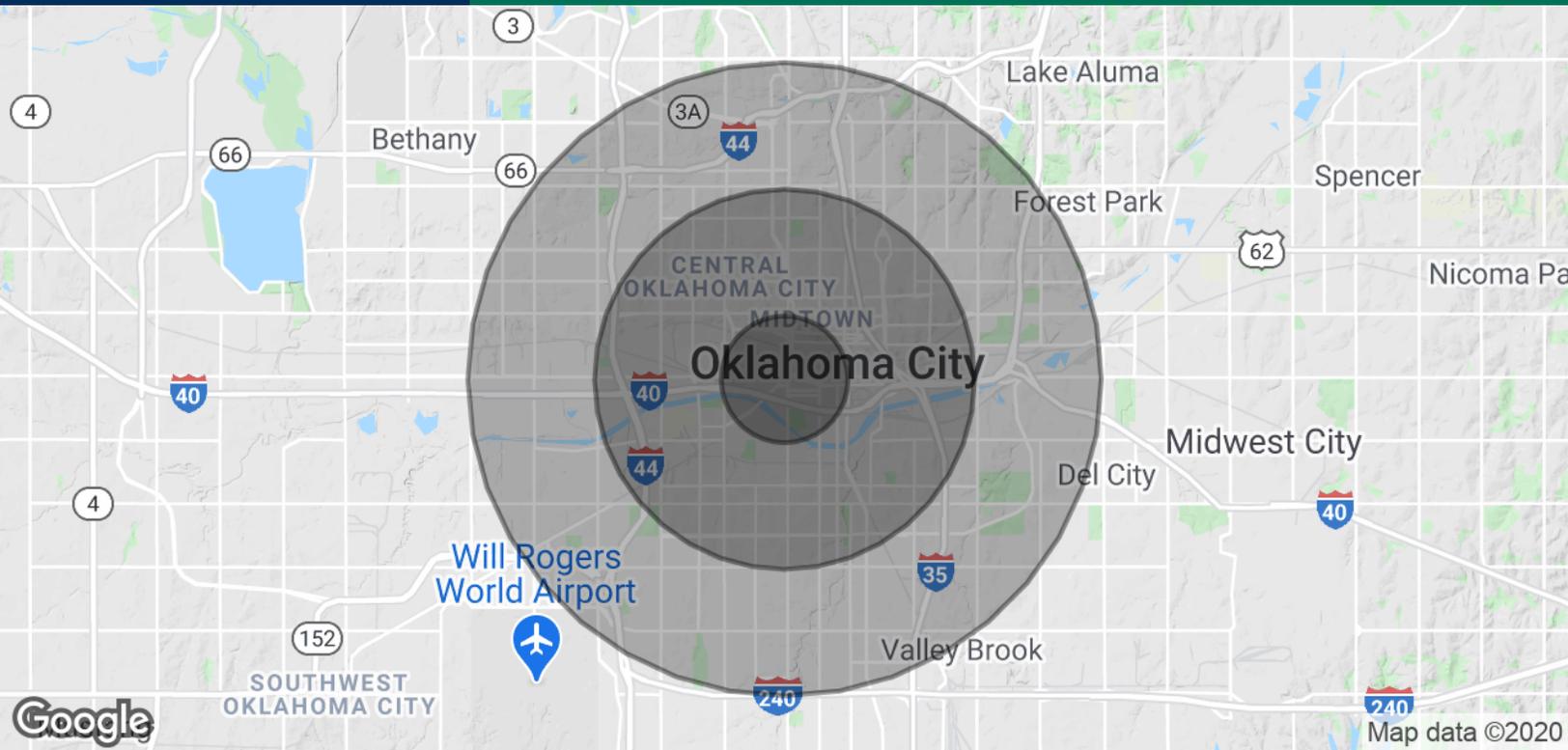


1125 - Fenced Yard

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,381	86,544	227,960
Average age	34.7	31.0	32.8
Average age (Male)	35.4	31.2	32.3
Average age (Female)	34.7	31.1	33.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,731	32,038	88,981
# of persons per HH	3.7	2.7	2.6
Average HH income	\$32,336	\$41,030	\$41,564
Average house value	\$59,419	\$143,374	\$113,920

* Demographic data derived from 2010 US Census