



### OFFERING SUMMARY

Lease Rate:	\$10.00 - 12.00 SF/yr (NNN)
Building Size:	7,000 SF
Available SF:	3,000 - 4,000 SF
Year Built:	1946
Covered Yard:	7,000+ SF
Zoning:	I-2 & DSHA

### 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 and over 7,000 SF of covered space with an additional workshop building. 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
11062020	1117 Exchange Ave	\$10.00 - 12.00 SF/yr	4,000 SF
	1125 Exchange Ave	\$10.00 - 12.00 SF/yr	3,000 SF

**AARON DIEHL**  
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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

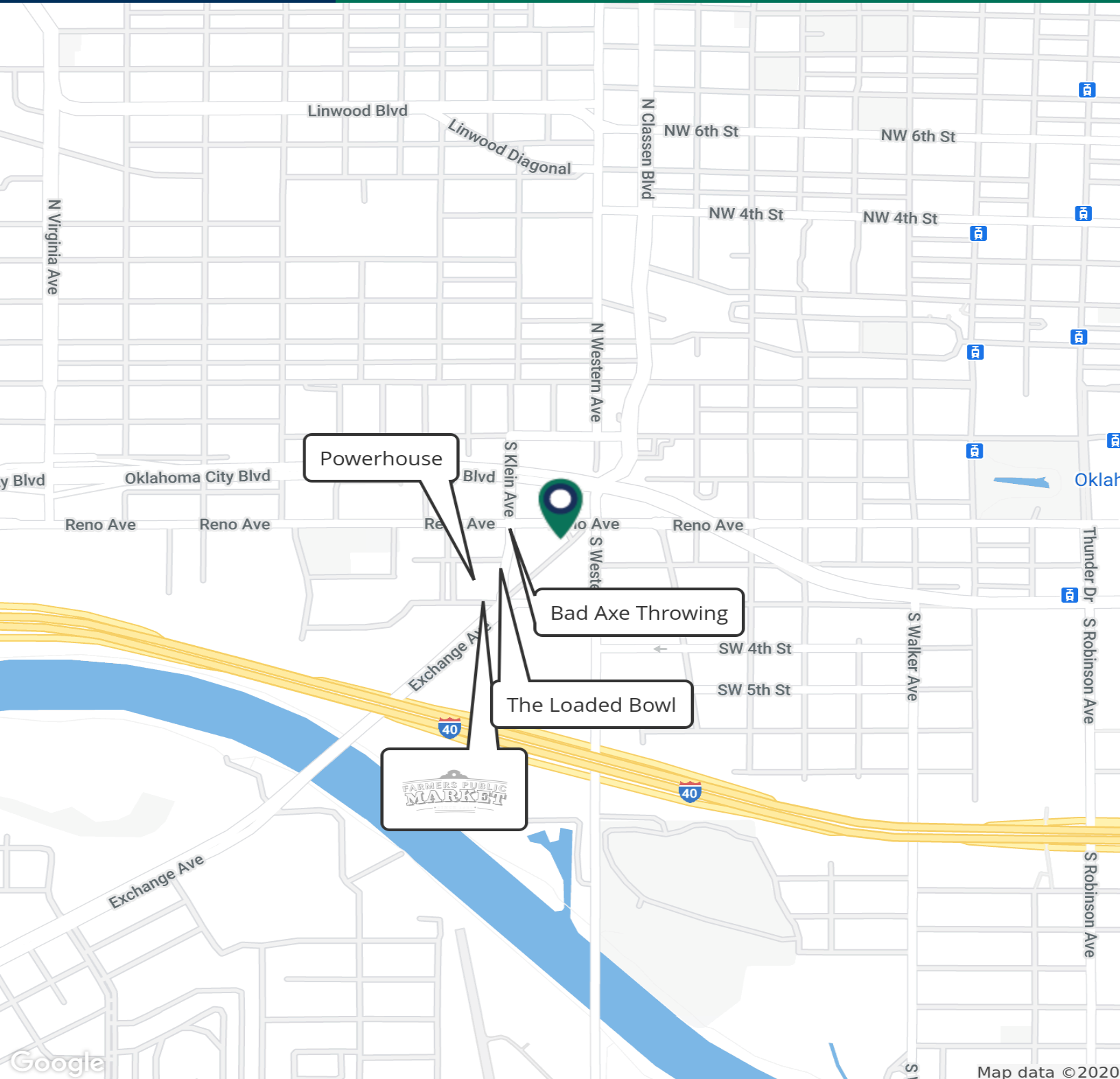


7,000+ SF of covered yard not included in rate



1125 - Fenced Yard

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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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