

1137 E HEFNER RD

OKLAHOMA CITY, OK 73131



JACOB SIMON

Retail Specialist

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CHRIS ROBERTS

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Sale Price

\$3,000,000

Lease Rate

\$10.95 SF/yr (NNN)

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LOCATION DESCRIPTION

Located near N Kelley Avenue and E Hefner Road. Close proximity to Oklahoma City Sports Center, Dance Unlimited, and the Academy of Classical Christian Studies.

OFFERING SUMMARY

Sale Price:	\$3,000,000
Lease Rate:	\$10.95 SF/yr (NNN)
Tenant Improvement Allowance:	\$20 / SF
Available SF:	28,445 SF
Included mezzanine SF:	2,909 SF
Lot Size:	1.52 Acres

PROPERTY DESCRIPTION

Property available for lease near NE Kelley and E Hefner Road. Great opportunity for a sports/entertain use in North OKC. Close proximity to Broadway Extension with easy access to downtown OKC, Edmond, and much more.

PROPERTY HIGHLIGHTS

- Building shell Built in 2020. Renovated in 2024
- Ceiling Height: 21' - 25'
- Zoning: PUD-1443 / Allows for community commercial use

JACOB SIMON

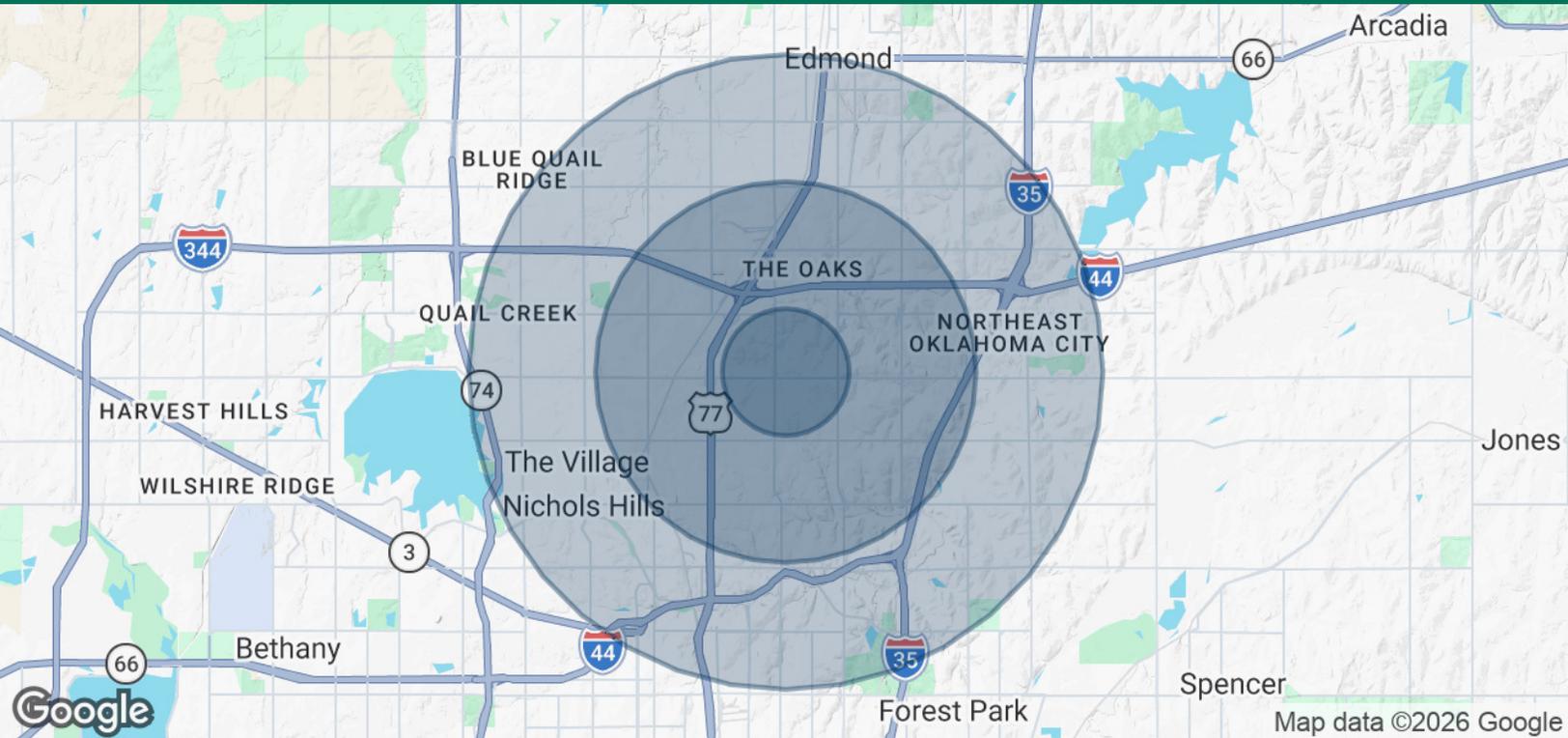
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,887	36,538	132,765
Average Age	39.2	33.4	36.9
Average Age (Male)	33.1	31.3	35.1
Average Age (Female)	44.5	35.2	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,065	16,760	63,581
# of Persons per HH	1.8	2.2	2.1
Average HH Income	\$56,532	\$59,944	\$83,601
Average House Value	\$111,031	\$152,024	\$207,032

* Demographic data derived from 2020 ACS - US Census

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