# PRICE EDWARDS

Build To Suit | Retail Opportunity 1714 NW 23rd st, Oklahoma City, OK 73106



### **OFFERING SUMMARY**

Lease Rate:	Negotiable
Proposed Building Size:	3,796 SF
Available SF:	1,456 - 3,796 SF
Lot Size:	19,725 SF
Market:	Oklahoma City
Submarket:	Uptown

#### **PROPERTY OVERVIEW**

New retail building located across the street from Oklahoma City University. Just a few blocks north of the fast growing Plaza District and Gatewood Historic Neighborhood. Located in the heart of the 23rd street corridor with easy access to Broadway Extension and Kilpatrick Turnpike.

#### **PROPERTY HIGHLIGHTS**

- 1,000 3,796 square feet available
- Drive-through capability
- Landlord willing to give TI allowance

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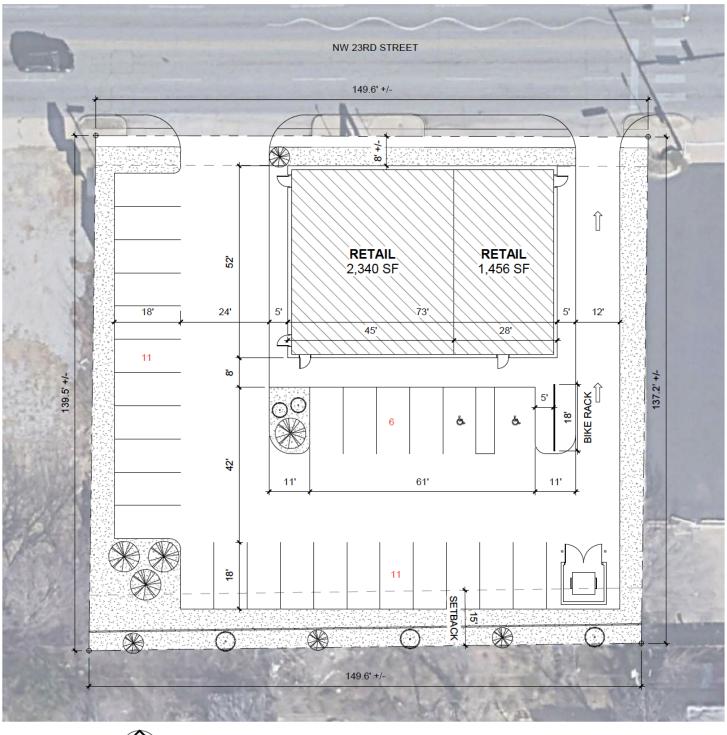
### JACOB SIMON 405.239.1248 jsimon@priceedwards.com priceedwards.com

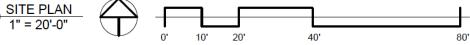
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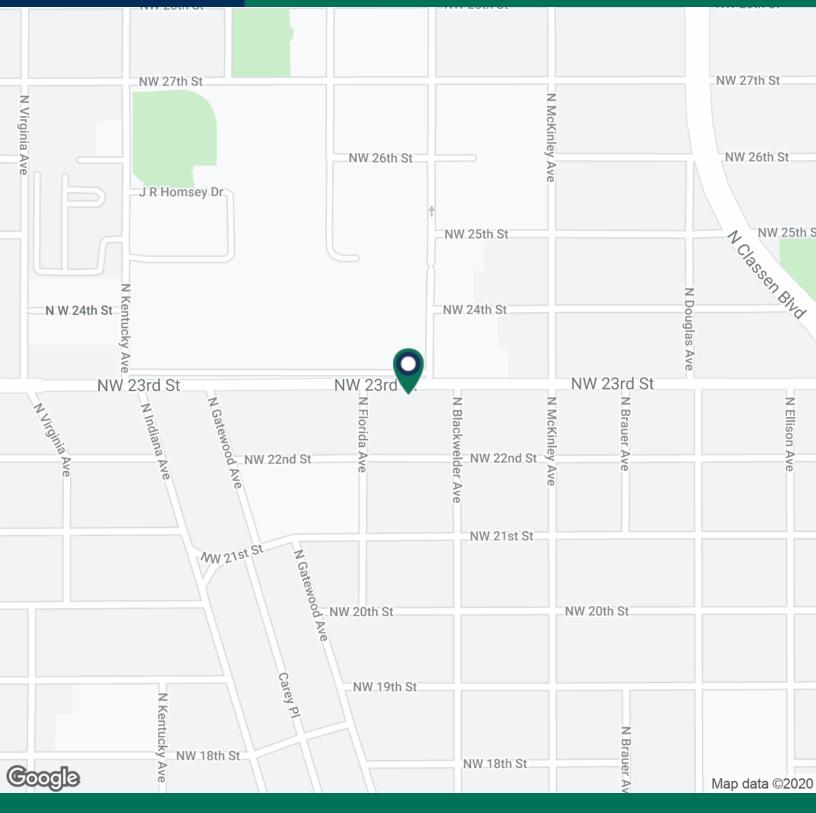
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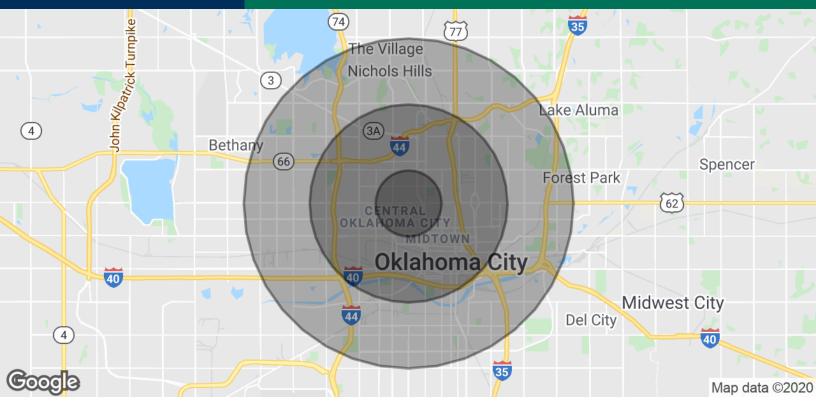
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,301	85,628	220,288
Average age	31.8	35.1	34.2
Average age (Male)	32.7	34.6	33.4
Average age (Female)	30.5	35.4	35.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,504	36,829	90,239
# of persons per HH	2.5	2.3	2.4
Average HH income	\$45,518	\$51,682	\$51,076
Average house value	\$136,259	\$162,026	\$158,004
* Demographic data derived from 2010 US Consus			

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### **TRAFFIC COUNTS (ACOG)**

NW 23rd St	east	19,021
NW 23rd St	west	19,057

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