



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
	10022020

PROPERTY OVERVIEW

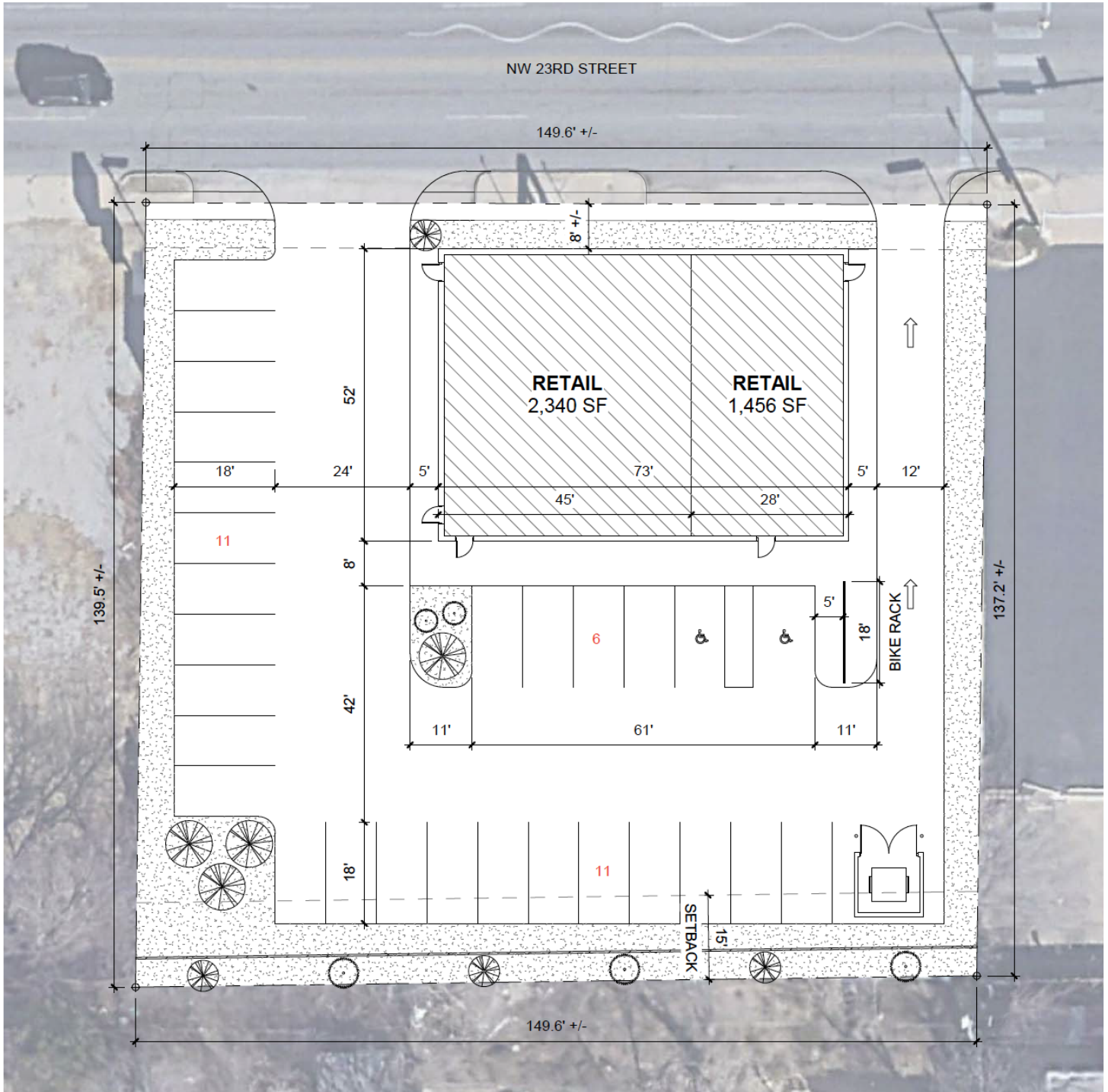
New retail building located across the street from Oklahoma City University. Just a few blocks north of the fast growing Plaza District and Gatewood Historic Neighborhood. Located in the heart of the 23rd street corridor with easy access to Broadway Extension and Kilpatrick Turnpike.

PROPERTY HIGHLIGHTS

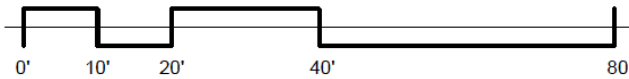
- 1,000 - 3,796 square feet available
- Drive-through capability
- Landlord willing to give TI allowance

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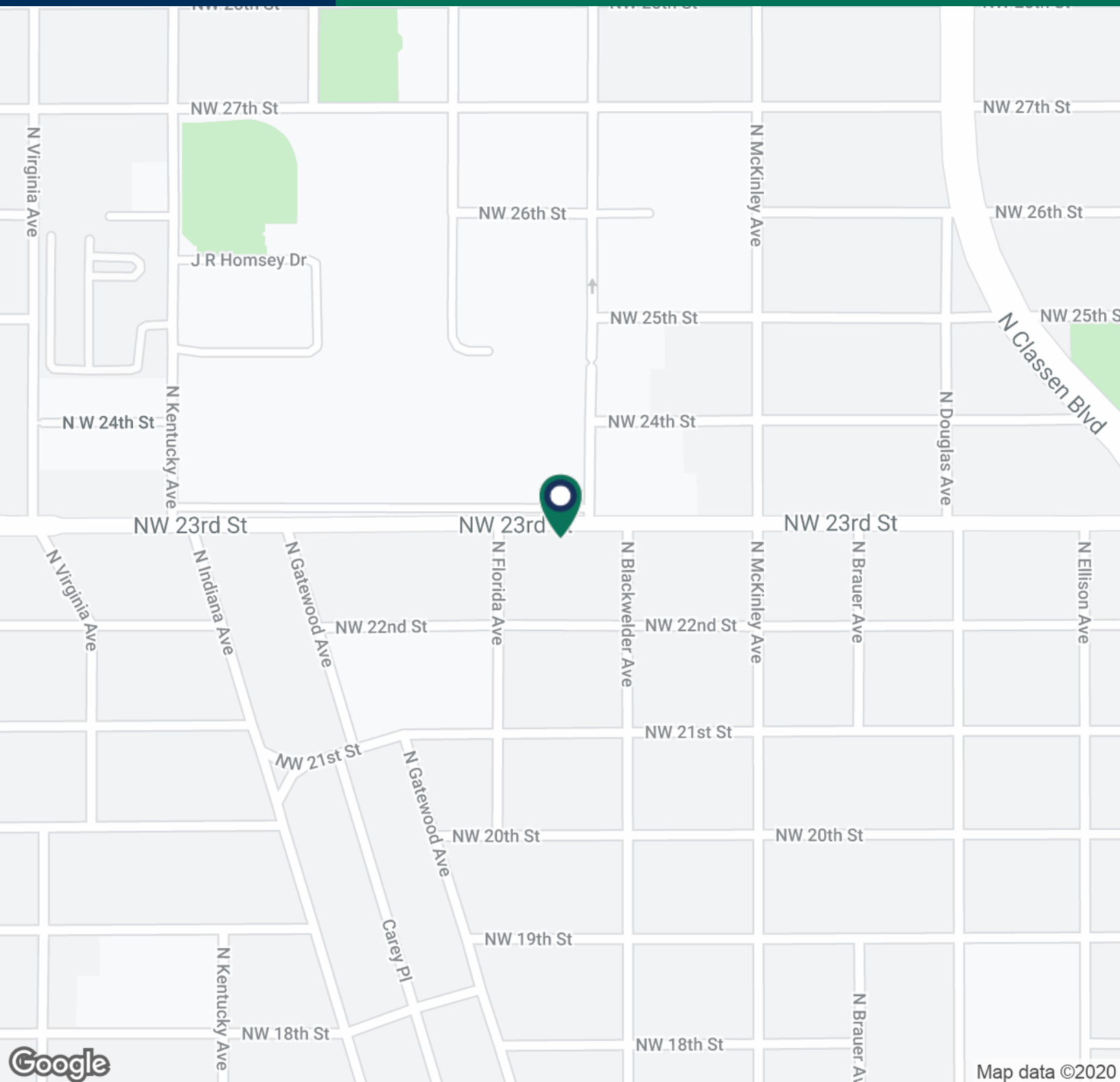


① SITE PLAN
1" = 20'-0"



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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 Census

TRAFFIC COUNTS (ACOG)

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

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