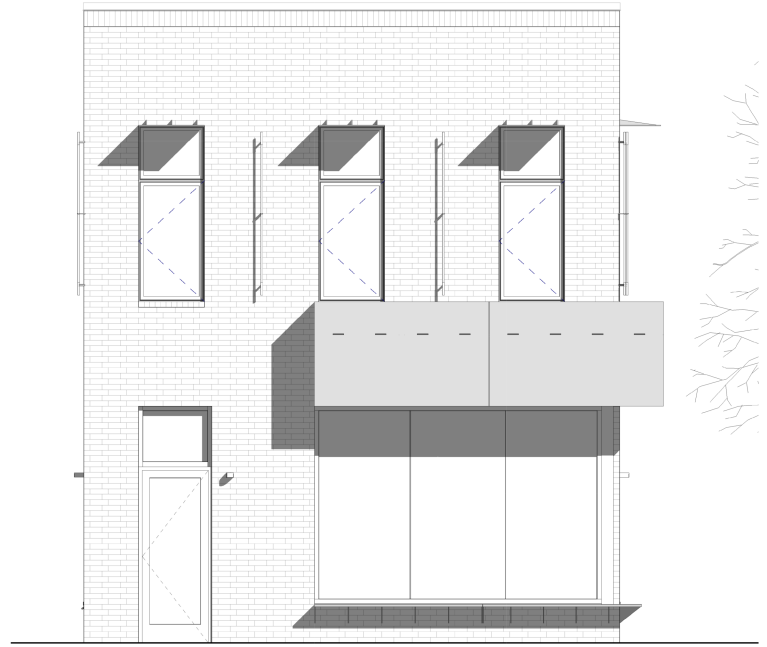


1720 SPOKE STREET

1720 SPOKE STREET OKLAHOMA CITY, OK 73108



1720 Spoke Street



PROPERTY DESCRIPTION

This 2,000 SF retail/office space is located in the heart of the Wheeler District's urban center.

Wheeler District is a rapidly growing community located just south of the Oklahoma River shoreline. While honoring the site's history as a downtown airpark, the modern development offers residents varied housing options in a walkable and bikeable community. Visitors can explore retail, restaurant spaces, entertainment, a public park, the historic Santa Monica Ferris wheel, and other unique locations in the multi-phase development.

PROPERTY HIGHLIGHTS

- New Construction
- Retail and/or Office Space
- Dynamic Floor Plan
- Base Rent \$24
- Triple Nets Estimated at \$2

OFFERING SUMMARY

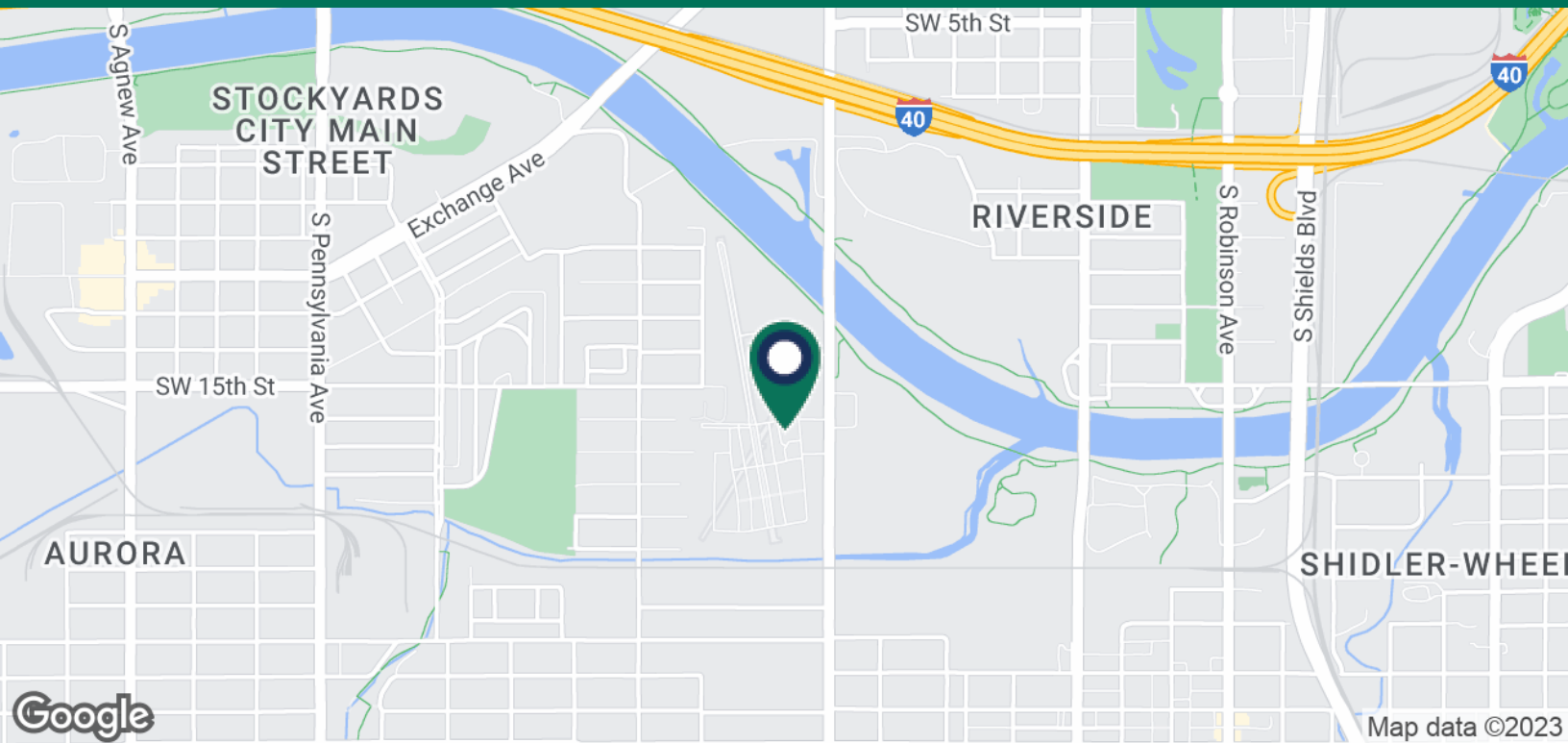
Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	1,000 SF
Building Size:	2,000 SF

GIRMA MOANING

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1720 SPOKE STREET

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POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total Population

1,650

6,848

20,003

Average Age

33.1

32.9

30.1

Average Age (Male)

34.2

35.3

31.7

Average Age (Female)

34.7

32.3

29.6

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total Households

748

3,120

7,198

of Persons per HH

2.2

2.2

2.8

Average HH Income

\$27,421

\$29,749

\$35,962

Average House Value

\$79,803

\$73,384

\$71,500

* Demographic data derived from 2020 ACS - US Census

04122023

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