

OFFERING SUMMARY

Lease Rate:	\$28.80 SF/yr (1st floor)
Building Size:	2,000 SF
Available SF:	1,000 SF
Year Built:	2023

PROPERTY OVERVIEW

Located in the Wheeler District, this 1,000 SF retail space is located in the core of Wheeler's urban center.

Wheeler District is a 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.

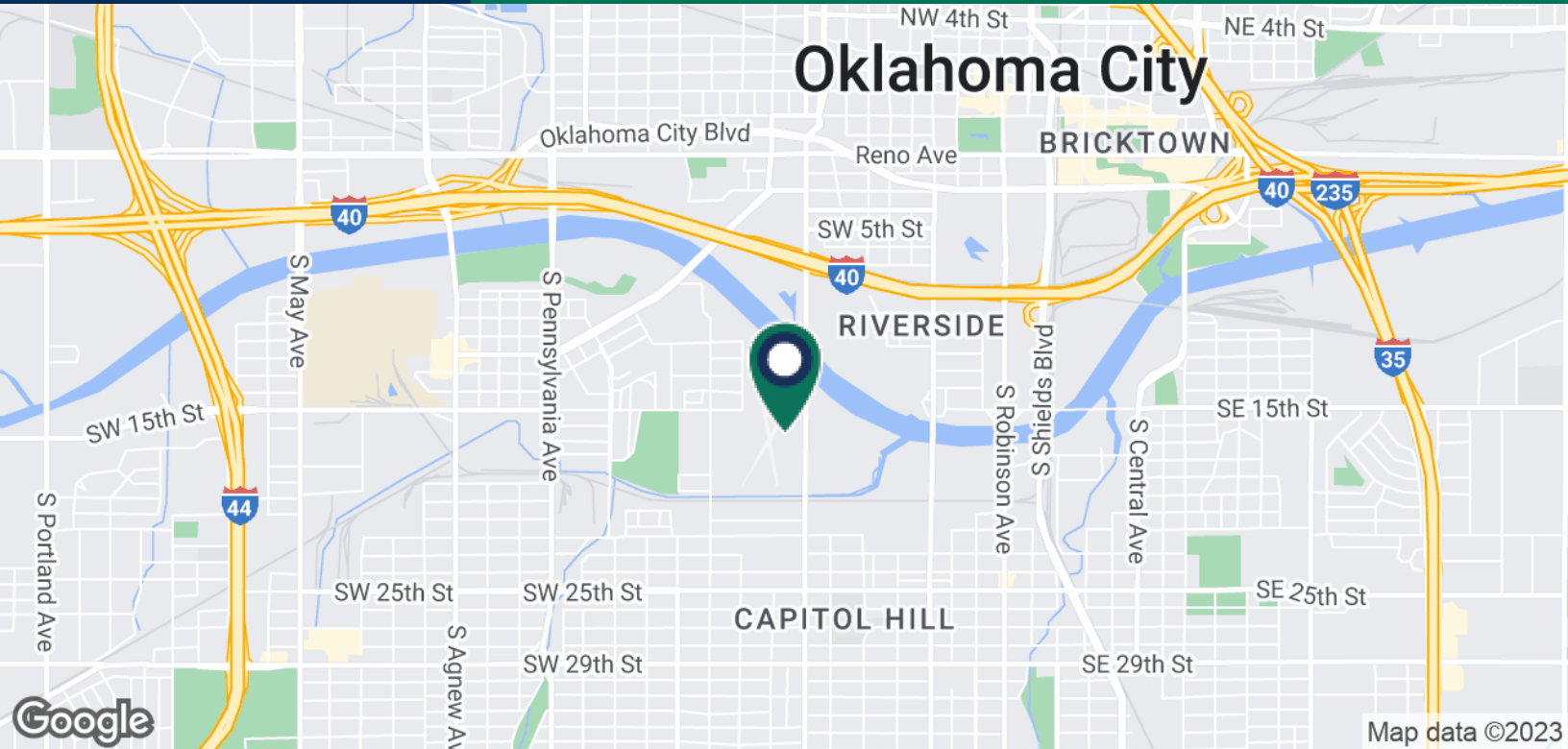
PROPERTY HIGHLIGHTS

- New Construction
- Instagramable Location
- Pedestrian Oriented Street
- Surface Parking
- Base Rent \$28.80
- Triple Nets \$2

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1724 Spoke Street

1724 Spoke Street, Oklahoma City, OK 73108



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

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