



## OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Building Size:	12,000 SF
Available SF:	1,400 SF
Lot Size:	1.31 Acres
Year Built:	2019
Submarket:	North
	08252022

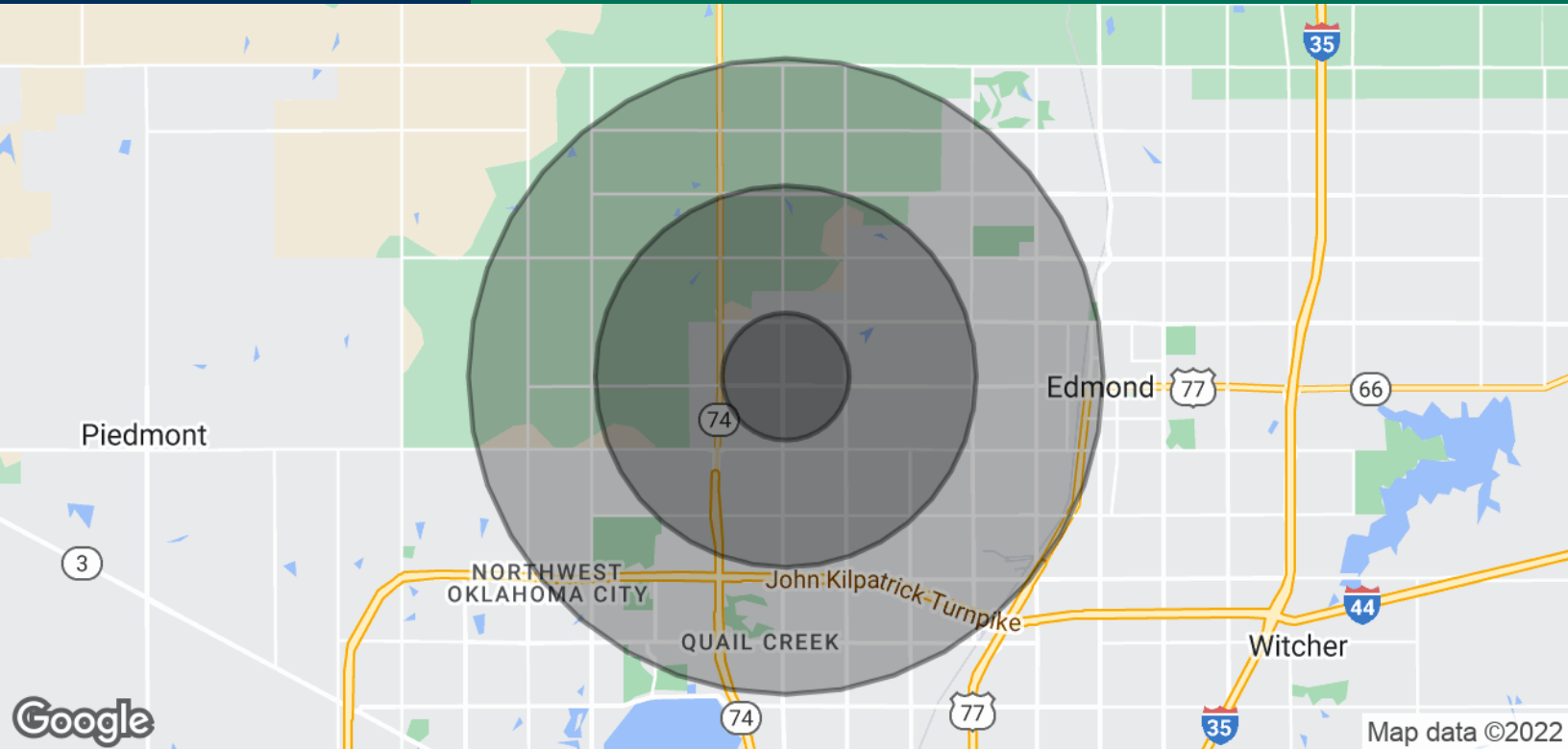
## PROPERTY OVERVIEW

Small retail strip in growing area of NW Oklahoma City, having an Edmond address. Nail Salon and Liquor Store coming soon. The Donut Shop is open and thriving. Great retail location surrounded by an ample amount of new development. Ton's of new rooftops. Ample parking, located just north of busy intersection of May & NW 180th.

Located on the edge of Oklahoma's fastest selling area in the desirable Deer Creek & Edmond School Districts which brings desirable retail clientele.

Landlord will white box space or provide \$20.00 psf TI over cold gray shell.

SPACES	LEASE RATE	SPACE SIZE
Suite B	\$26.00 SF/yr	1,400 SF
Suite E	\$26.00 SF/yr	1,400 SF



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,505	28,101	93,378
Average age	34.8	34.5	35.3
Average age (Male)	34.5	34.4	34.6
Average age (Female)	33.9	33.9	35.9

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,286	10,663	38,589
# of persons per HH	2.7	2.6	2.4
Average HH income	\$101,534	\$104,070	\$89,707
Average house value	\$216,340	\$213,868	\$213,317

*\* Demographic data derived from 2020 ACS - US Census*

**TRAFFIC COUNT**

N May Ave	north	13,719
N May Ave	south	19,809