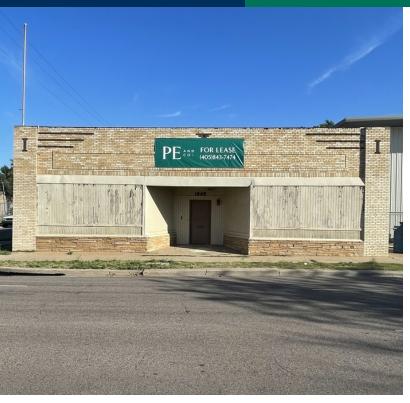
# PRICE EDWARDS

# **1845 Linwood** 1845 Linwood Blvd, Oklahoma City, OK 73106





### **OFFERING SUMMARY**

Lease Rate:	\$16.00 - 18.00 SF/yr (MG)		
Building Size:	4,712 SF		
Available SF:	4,700 SF		
Lot Size:	0.15 Acres		
Year Built:	1946		
Zoning:	C-4		

## **PROPERTY OVERVIEW**

1845 Linwood Blvd is a 4,700 SF shell building in the Ironworks district across from Dead People's Stuff retailer and Edge Water Barbecue. The space includes ground concrete floors, 12' ceilings, a kitchen space with hood vent, and 2 restrooms.

This property includes a new roof, new water line, 3 phase electric, and a patio space available on the north side of the property.

#### **PROPERTY HIGHLIGHTS**

- 4700 SF
  - \$16-18 psf/MG
  - Zoned: C-4
  - New Roof
  - 3 Phase Electric
  - New Water Line
  - Patio Space available

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,109	87,529	236,357
Average Age	33.4	32.6	33.3
Average Age (Male)	33.5	32.6	32.8
Average Age (Female)	32.1	32.5	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,638	34,608	94,429
# of Persons per HH	3.1	2.5	2.5
Average HH Income	\$38,119	\$46,011	\$46,051
Average House Value	\$64,282	\$141,371	\$142,798

\* Demographic data derived from 2010 US Census

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