

FARMER'S MARKET RESTAURANT SPACE

203 S KLEIN, OKC, OK 73106



## PROPERTY DESCRIPTION

3,200 SF shell restaurant space in a developing district. Located north of the Public Farmers Market district on Reno Avenue and Klein the original Sutton Supply building offers original industrial features that can be incorporated as part of a new restaurant or bar concept. Landlord is renovated the property, installing a new store front, new sidewalks, and tenant improvement allowance is available for a qualified candidate. Neighboring tenants include The Loaded Bowl, The Public Farmers Market, Bad Axe Throwing, Power House Bar, and Urban Agrarian.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$16.00 - 19.00 SF/yr (NNN)
<b>Available SF:</b>	1,000 - 3,200 SF
<b>Lot Size:</b>	0.29 Acres
<b>Building Size:</b>	6,861 SF

SPACES	LEASE RATE	SPACE SIZE
203 S Klein Ave - Unit A	\$16.00 - 18.00 SF/yr	3,200 SF
203 S Klein Ave - Unit C	\$18.00 - 19.00 SF/yr	1,000 SF

## AARON DIEHL

adiehl@priceedwards.com  
O: 405.651.3308

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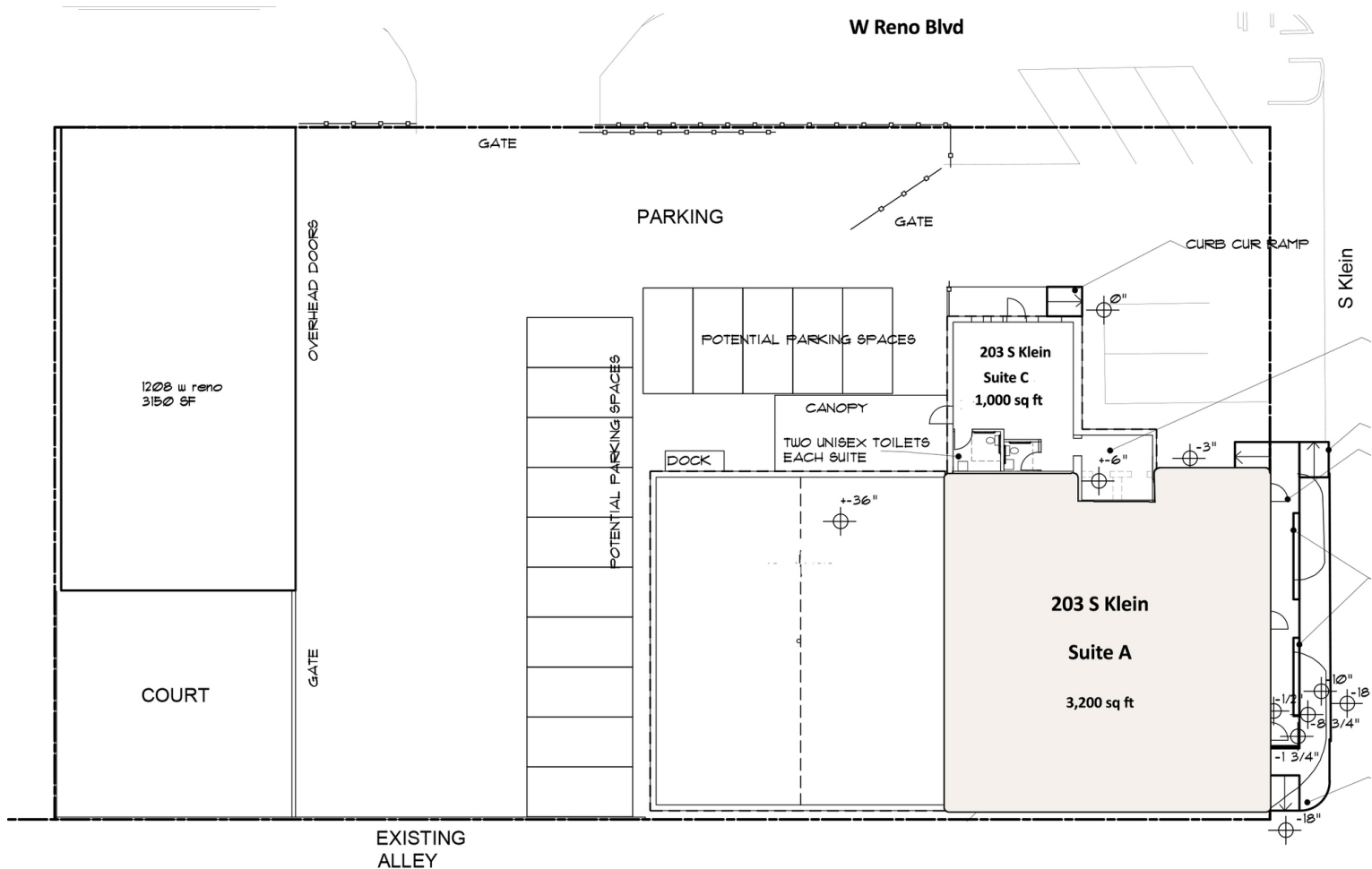
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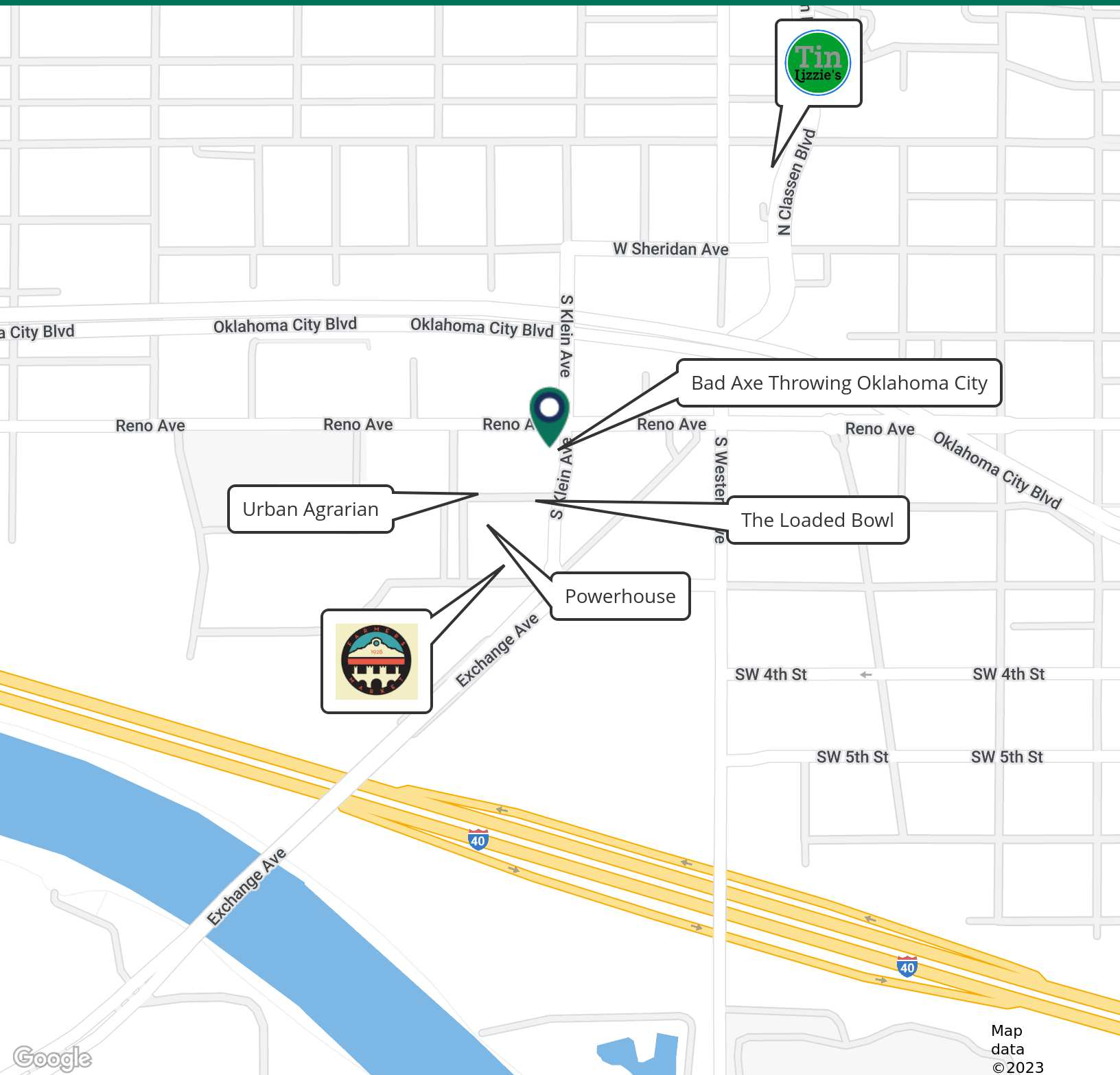
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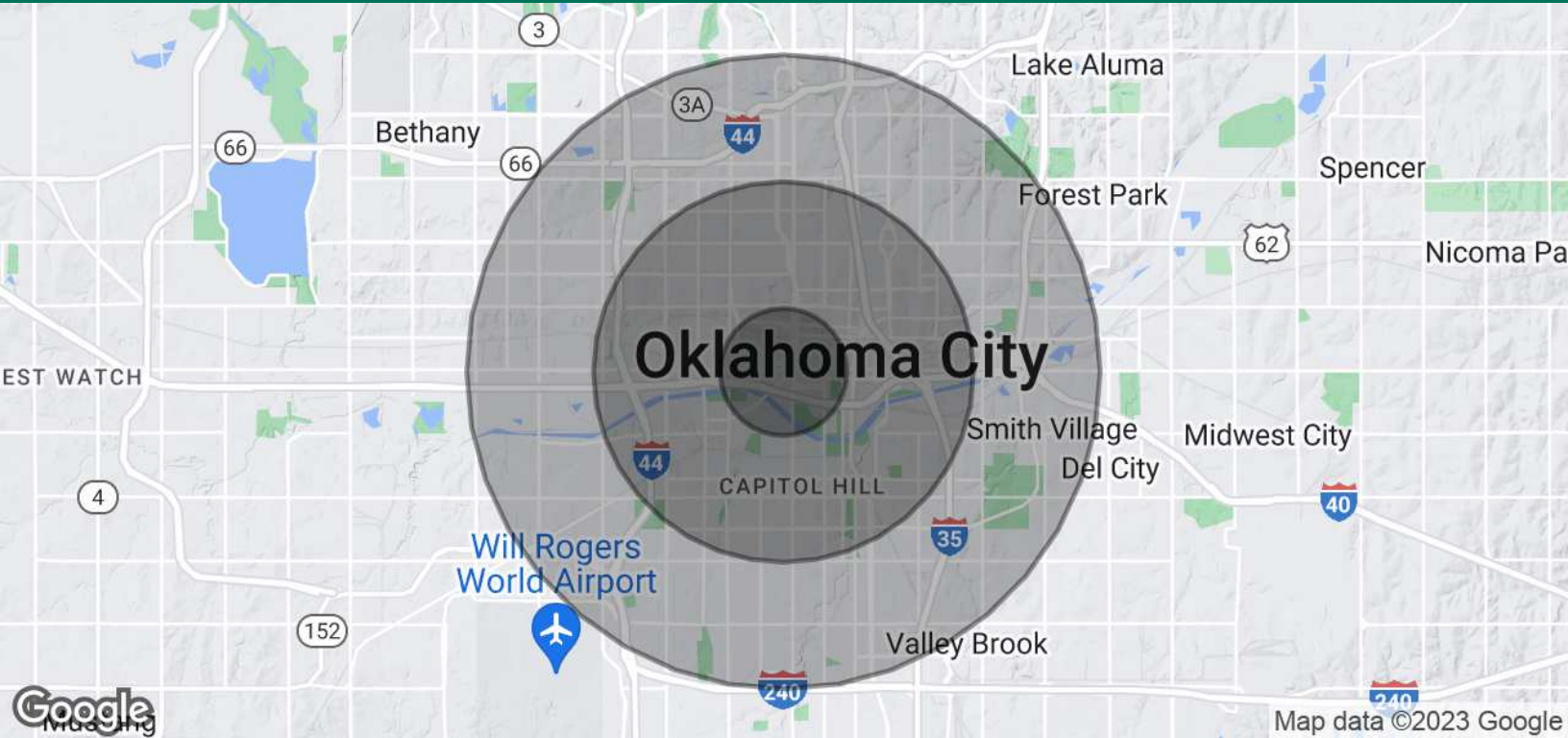
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## SUTTON SUPPLY BUILDING

203 S KLEIN OKLAHOMA CITY, OK 73106



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,600	86,903	229,559
Average Age	34.8	31.1	32.8
Average Age (Male)	35.3	31.2	32.4
Average Age (Female)	34.7	31.1	33.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,787	32,263	89,750
# of Persons per HH	3.7	2.7	2.6
Average HH Income	\$31,792	\$40,578	\$41,786
Average House Value	\$60,028	\$139,081	\$116,055

\* Demographic data derived from 2020 ACS - US Census

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