



**OFFERING SUMMARY**

Lease Rate:	\$17.00 SF/yr (NNN)
Building Size:	8,700 SF
Available SF:	1,200 - 2,468 SF
Projected Cap Rate:	6.27%
Year Built:	2007
Lot Size:	1.01 Acres
	071922

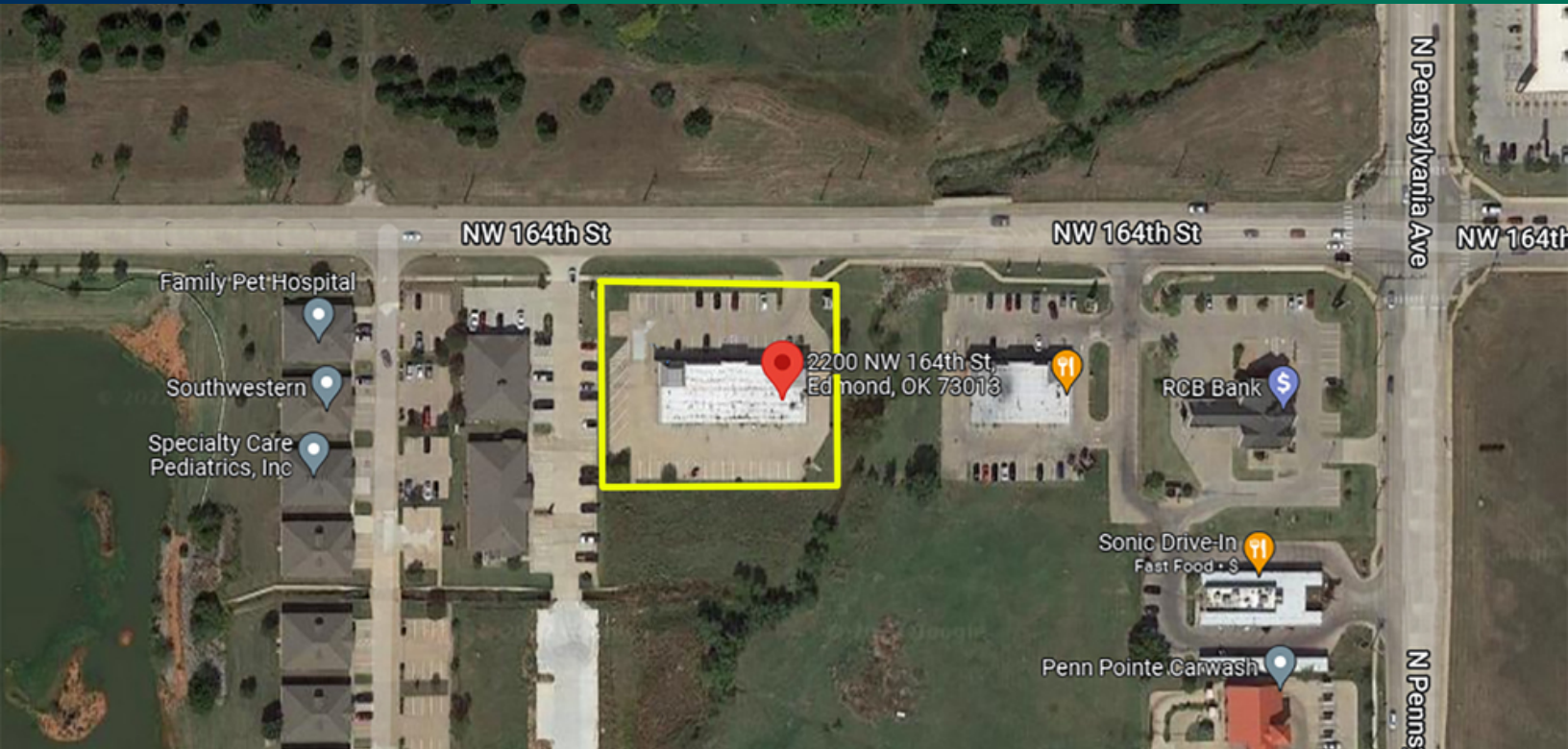
**PROPERTY OVERVIEW**

There are two suites available for lease at this highly trafficked intersection. Neighboring Tenants include China Chef, ZT Cigars, Mandarin Spa, and a Nails Salon. Retailers get the benefit of this busy intersection and growing market.

Landlord is highly motivated.

SPACES	LEASE RATE	SPACE SIZE
Suite 2202	\$17.00 SF/yr	1,200 SF
Suite 2208	\$17.00 SF/yr	2,468 SF

**GEORGE WILLIAMS, CCIM**  
405.239.1270  
gwilliams@pricedwards.com  
pricedwards.com



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,910	49,947	127,332
Average Age	34.0	33.7	34.6
Average Age (Male)	34.5	33.3	33.2
Average Age (Female)	33.4	33.9	35.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,380	20,986	52,837
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$97,903	\$83,384	\$79,327
Average House Value	\$212,000	\$204,352	\$197,701

\* Demographic data derived from 2020 ACS - US Census

<b>TRAFFIC COUNTS</b>		<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
N Pennsylvania Ave	North   South		19,349	19,763
NW 164th St	East   West		18,151	15,544

**GEORGE WILLIAMS, CCIM**  
405.239.1270  
gwilliams@pricedwards.com  
pricedwards.com