



2215 NW 39th St

Oklahoma City, Oklahoma

**EV ERNST**  
Retail Specialist  
405.843.7474  
ernst@priceedwards.com  
priceedwards.com

**CHRIS ROBERTS**  
Industrial Specialist  
405.239.1236  
croberts@priceedwards.com  
priceedwards.com



**OFFERING SUMMARY**

Lease Rate:	Negotiable
Building Size:	7,177 SF
Available SF:	800 - 7,177 SF
Lot Size:	0.32 Acres
Renovated:	2022

**PROPERTY OVERVIEW**

Rare retail opportunity along NW 39th Street just west of Pennsylvania. Space features a large open industrial style space in the rear of the building.

Excellent opportunity for a new bar or brewery location. Suites can be demised or the entire property could be leased to one Tenant.

Property offers great curb appeal due to newly improved street scape.

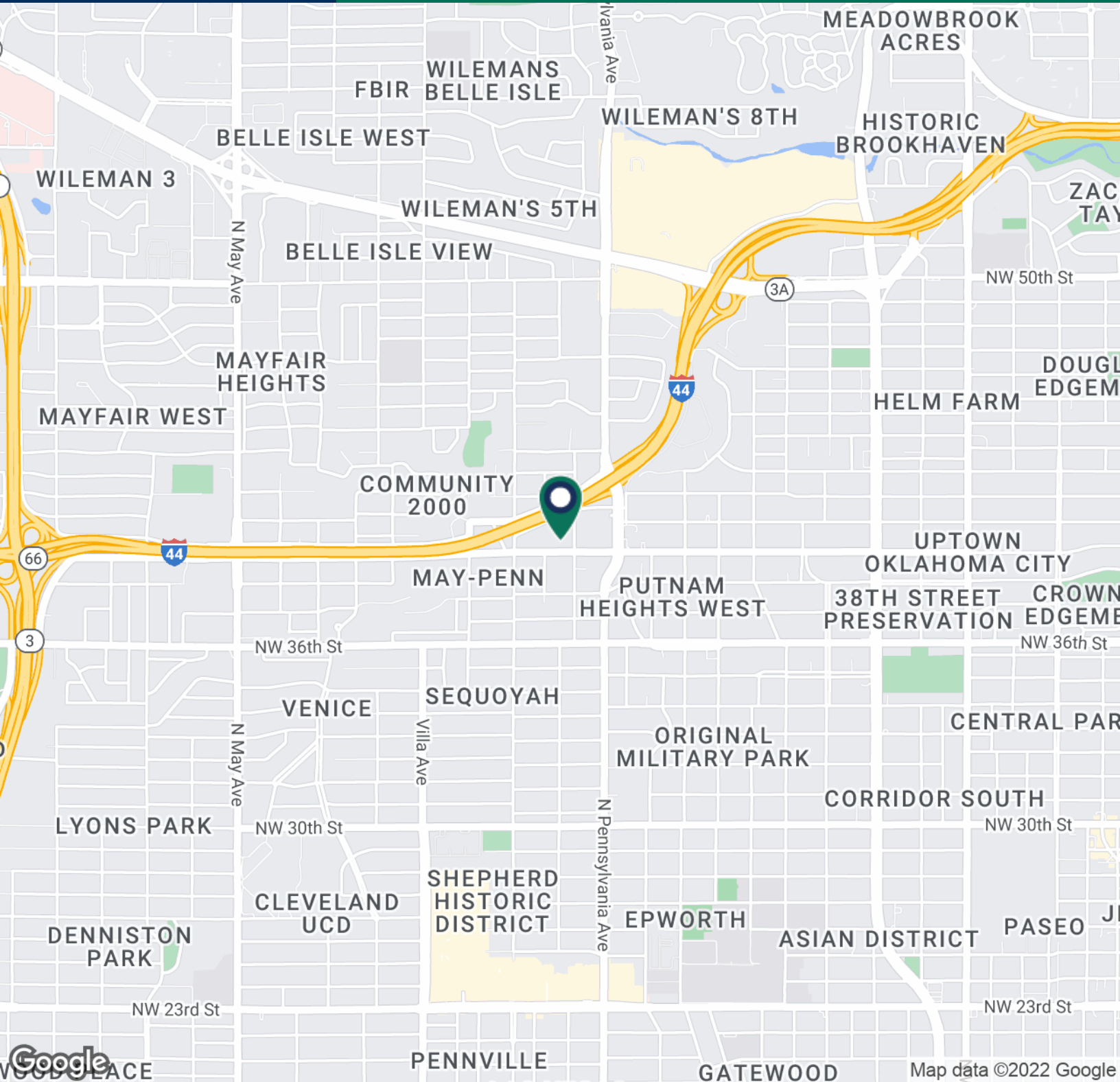
07272022

<b>SPACES</b>	<b>LEASE RATE</b>	<b>SPACE SIZE</b>
Suite A	Negotiable	2,400 - 7,177 SF
Suite B	Negotiable	800 - 7,177 SF
Suite C	Negotiable	3,977 - 7,177 SF

**EV ERNST**  
405.843.7474  
eernst@priceedwards.com  
priceedwards.com

**CHRIS ROBERTS**  
405.239.1236  
croberts@priceedwards.com  
priceedwards.com





**EV ERNST**  
405.843.7474  
eernst@pricedwards.com  
pricedwards.com

**CHRIS ROBERTS**  
405.239.1236  
croberts@pricedwards.com  
pricedwards.com



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	677	3,447	12,274
Average Age	36.0	36.2	36.5
Average Age (Male)	35.3	37.5	37.5
Average Age (Female)	38.5	35.9	35.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	362	1,804	6,430
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$43,235	\$50,201	\$52,910
Average House Value	\$612,975	\$267,973	\$192,664

\* Demographic data derived from 2020 ACS - US Census

**EV ERNST**  
405.843.7474  
eernst@priceedwards.com  
priceedwards.com

**CHRIS ROBERTS**  
405.239.1236  
croberts@priceedwards.com  
priceedwards.com