



2215 NW 39th St

Oklahoma City, Oklahoma

**EV ERNST**

Retail Specialist

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**CHRIS ROBERTS**

Industrial Specialist

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**OFFERING SUMMARY**

Lease Rate:	Negotiable
Building Size:	7,177 SF
Available SF:	6,300 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.

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

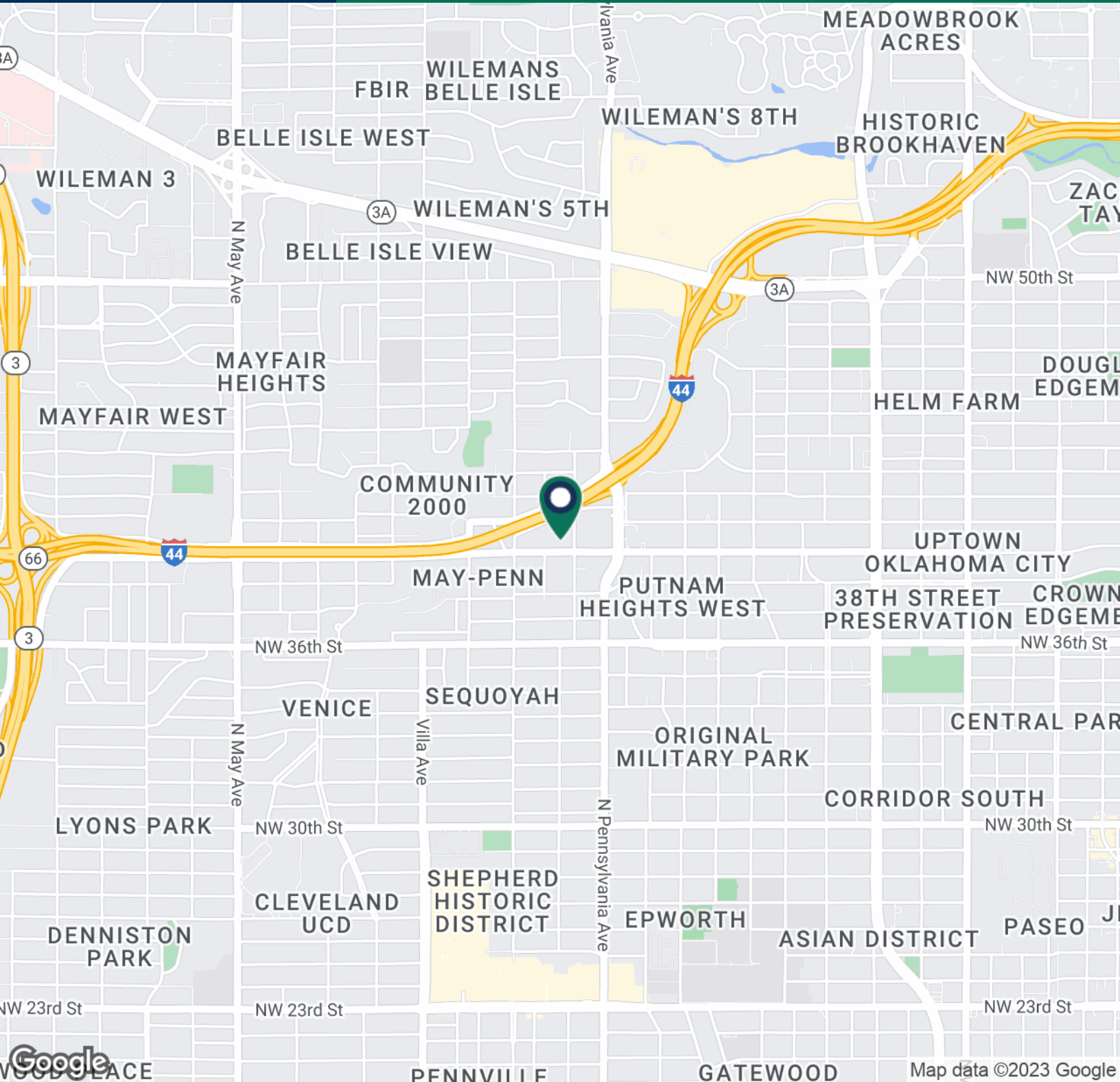
Rainbow Cafe is coming soon.

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<b>SPACES</b>	<b>LEASE RATE</b>	<b>SPACE SIZE</b>
Suite B	Negotiable	6,300 SF

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<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

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