

RETAIL BUILDING FOR LEASE

2224 S Air Depot Blvd, Midwest City, OK 73110



OFFERING SUMMARY

Available SF:	3,100 SF
Lease Rate:	\$18.50 SF/yr (NNN)
Lot Size:	0.32 Acres
Year Built:	1951
Building Size:	3,100
Market:	Midwest City/Del City

PROPERTY OVERVIEW

Located on S Air Depot Blvd between 15th & 29th at the eastern entrance/exit of Rose State Community College. This building is available for lease to Retailers, including Medical Marijuana Dispensary operators who have strong financials. Landlord will allow growing and processing on site.

Surrounding Retailers: Valero - 2 Go Food Market across the street, Cicis, Tropical Smoothie Cafe, Schlotzsky's, Dick's Sporting Goods, Lowe's, and many more.

PROPERTY HIGHLIGHTS

- Dispensary and Processing Location
- Strong Traffic Counts
- Great Signage Available
- Building Delivered in As-Is Condition
- Minimum 5-year lease term

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DISPENSARY SPACE FOR LEASE

Demographics Map & Report -2224 S Air Depot Blvd, Midwest City, OK 73110



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,226	62,815	122,029
Median age	31.1	33.7	33.4
Median age (Male)	30.5	31.8	32.5
Median age (Female)	32.6	35.4	34.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,646	25,368	48,376
# of persons per HH	2.3	2.5	2.5
Average HH income	\$42,093	\$50,043	\$49,985
Average house value	\$76,167	\$101,532	\$95,054

* Demographic data derived from 2010 US Census

TRAFFIC COUNT		
S Air Depot Blvd	north	18,521
S Air Depot Blvd	south	20,632

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