

# RETAIL BUILDING FOR LEASE

2224 S Air Depot Midwest City, OK 73110



## OFFERING SUMMARY

|                |                       |
|----------------|-----------------------|
| Available SF:  | 3,100 SF              |
| Lease Rate:    | \$16.00 SF/yr (NNN)   |
| Lot Size:      | 0.32 Acres            |
| Year Built:    | 1951                  |
| Building Size: | 3,100                 |
| Market:        | Midwest City/Del City |

092019

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## 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.

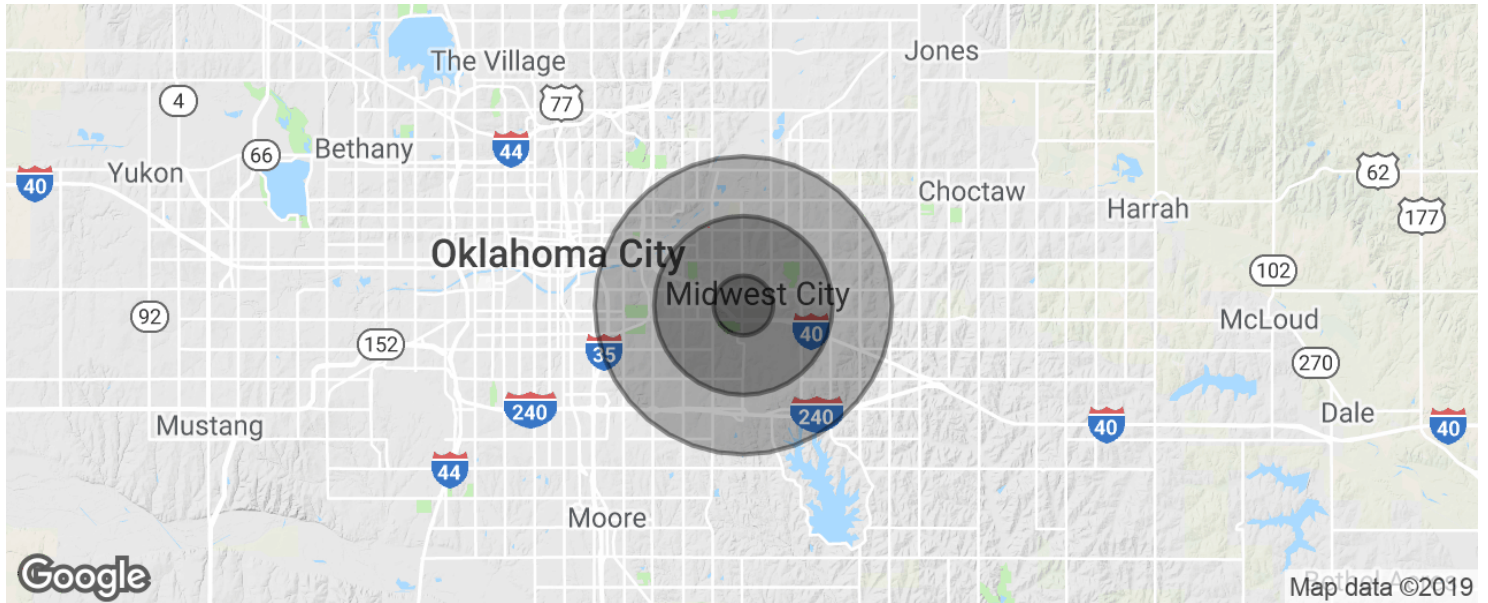
Surrounding Retailers: Valero - 2 Go Food Market across the street, Cicis, Tropical Smoothie Cafe, Schlotzsky's, Dick's Sporting Goods, Lowe's, and many more.

## PROPERTY HIGHLIGHTS

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

# DISPENSARY SPACE FOR LEASE

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



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| 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           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| 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

| <b>TRAFFIC COUNT</b> |       |        |
|----------------------|-------|--------|
| S Air Depot Blvd     | north | 18,521 |
| S Air Depot Blvd     | south | 20,632 |

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