



RETAIL SPACE NOW AVAILABLE

Sale Price:	\$625,000
Lease Rate:	\$12.00 - 14.00 SF/yr (NNN)
Building available SF:	4,050 SF
Lot Size:	0.3 Acres
Zoning:	C-4
Market:	Oklahoma City MSA

COMMENTS

Freestanding retail building is available for sale or lease. Includes three roll up garage doors with 6 bays total and interior showroom/office area. Great location across from Shepard Business Center on the NW 23rd Street corridor in Oklahoma City. The Property sits on the corner of NW 23rd and Villa. Seller is willing to consider ground lease. Neighboring tenants include Sam's Southern Eatery, Panda Express, McDonald's, 7-11, Raising Cane's, Firestone Automotive, and Wal-Mart Neighborhood Market.

07072020



Total Population	97,540
Population Density	97,540
Total Households	42,230
# of Persons Per HH	2.3
Average HH Income	\$51,216
Average House Value	\$150,623

TRAFFIC COUNTS (PER ACOG)

NW 23rd	East	22,276
NW 23rd	West	15,688

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