

2340 NW 23RD ST
2340 NW 23rd St, Oklahoma City, OK 73107



RETAIL SPACE NOW AVAILABLE

Available SF: SUITE B 1,750 SF - 3,500 SF

Lease Rate: Negotiable

Building Size: 5,037 SF

Cross Streets: North Billen Avenue & NW 23rd St

End Cap space available on NW 23rd Street directly across from Shepherd Mall.

In between May Avenue and N Pennsylvania Ave, this 3,500 sq ft space would be a great space for a retailer seeking a location in the growing and emerging 23rd Street corridor of Oklahoma City.

Landlord would consider splitting the space for two 1,750 sf Tenants.

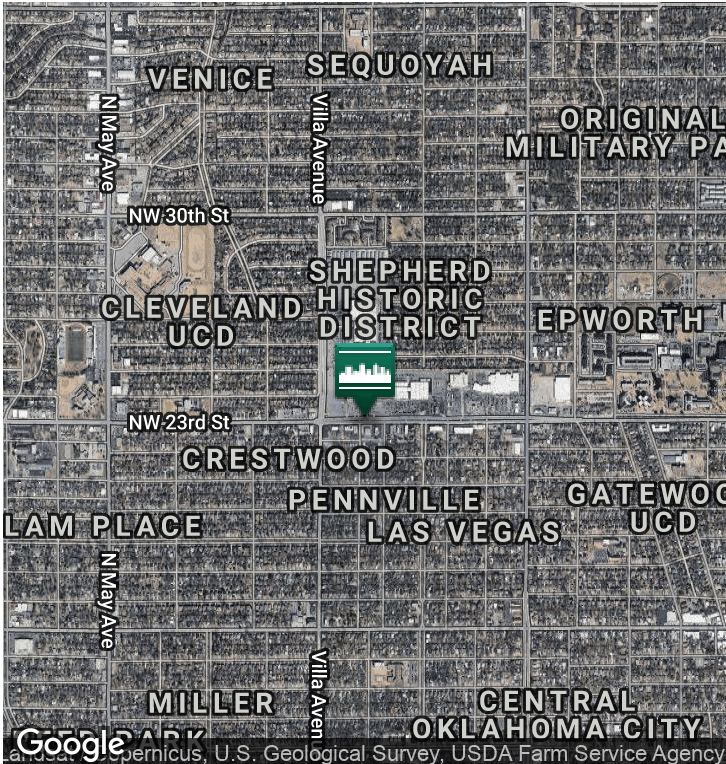
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EV ERNST

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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	98,421
Population Density	98,421
Median Age	34.6
Median Age (Male)	34.1
Median Age (Female)	34.8
Total Households	42,582
# of Persons Per HH	2.3
Average HH Income	\$50,993
Average House Value	\$149,409

TRAFFIC COUNTS (per ACOG)

NW 23rd	east	22,276
NW 23rd	west	19,278

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