



**OFFERING SUMMARY**

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	6,900 SF
Available SF:	940 - 1,760 SF
Lot Size:	0.84 Acres
Year Built:	2009
Traffic Count:	
N MacArthur Blvd	north   14,142
N MacArthur Blvd	south   14,574

**PROPERTY OVERVIEW**

This highly visible Center is located across the street from Victory Church.

Former hair salon, all plumbing and outlets in place for similar use, or can be utilized for office/retail/service user.

Turn-key and move in ready former Allstate office is located on highly trafficked N MacArthur Blvd providing easy access to all major roadways such as, NW 39th Expressway, Kilpatrick Turnpike, Hefner Parkway and NW Expressway, open concept with one ADA restroom, in good clean condition. Please call to schedule a tour!

Monument signage is available.

SPACES	LEASE RATE	SPACE SIZE
Suite C	\$12.00 SF/yr	940 SF
Suite D	\$12.00 SF/yr	1,760 SF

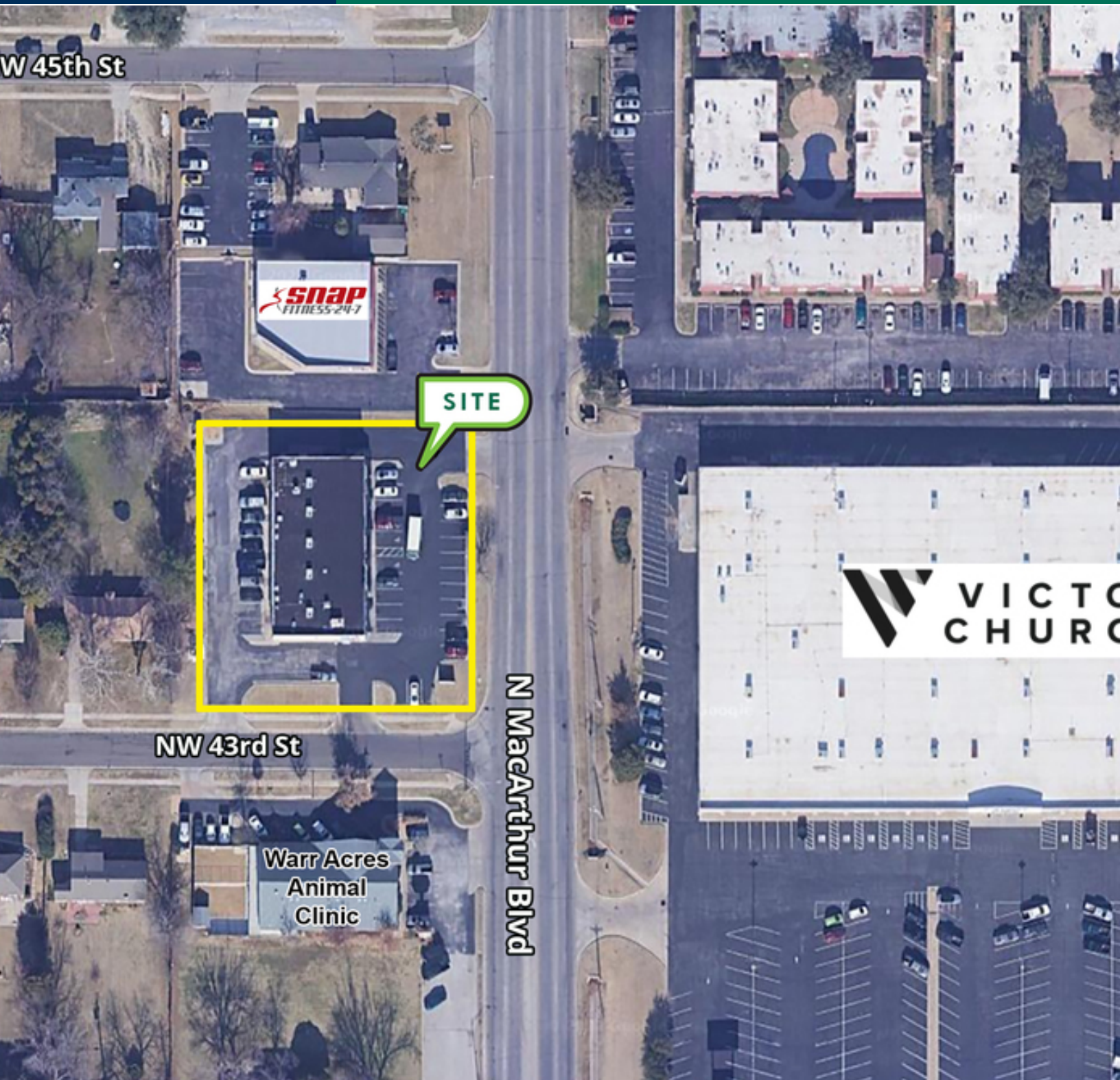
**ROSHA WOOD**  
405.239.1219  
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pricedwards.com



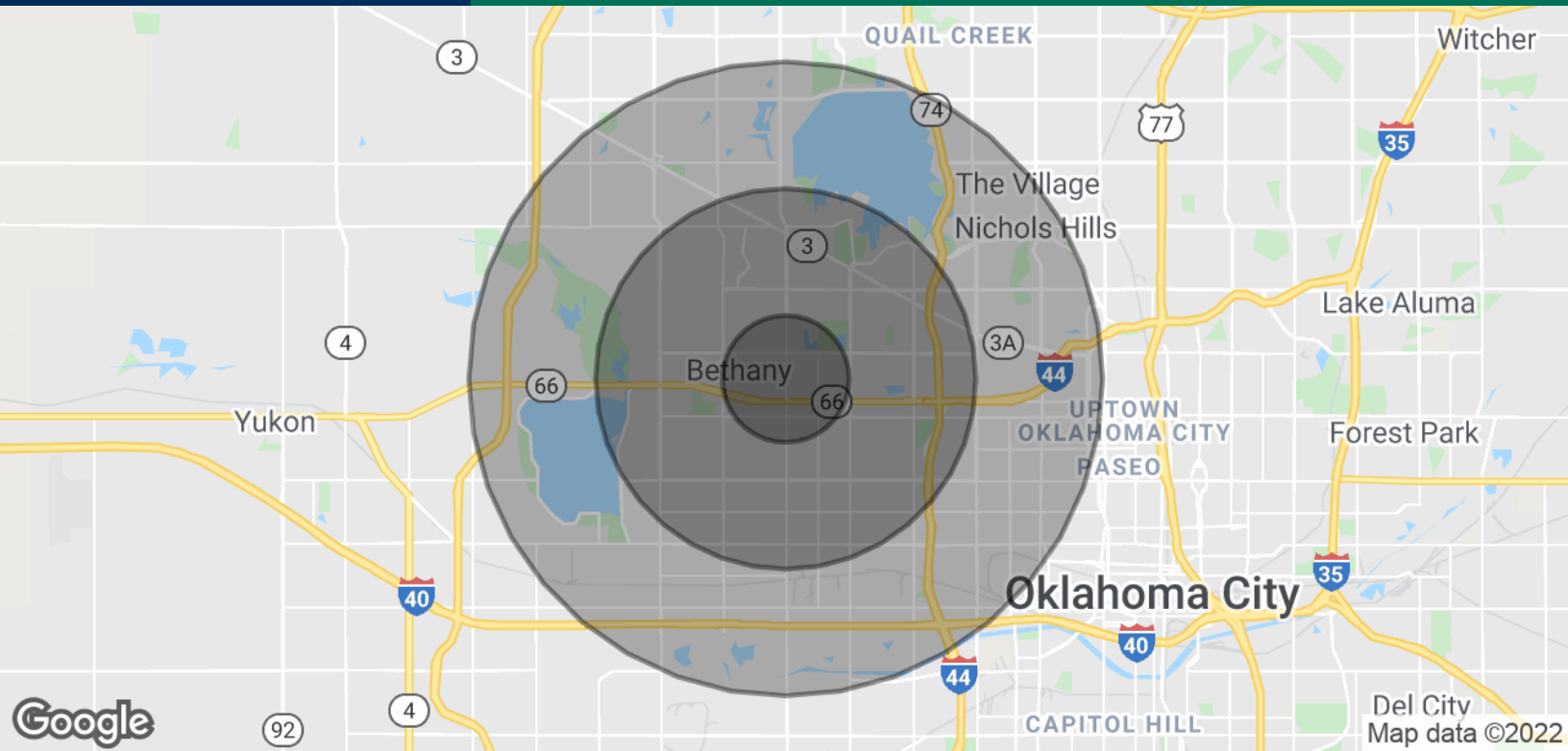


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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	13,817	98,819	203,230
Average Age	31.9	34.8	36.6
Average Age (Male)	32.8	34.7	35.5
Average Age (Female)	33.5	35.7	37.9

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,208	40,570	85,666
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$47,110	\$49,564	\$56,274
Average House Value	\$106,626	\$121,577	\$141,349

\* Demographic data derived from 2010 US Census

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