

### LAND SPACE NOW AVAILABLE

Lease Rate:	Negotiable
Available SF:	Up to 6,000 SF buildable
Lot Size:	0.47 Acres
Zoning:	Commercial
Sub Market:	Moore
Cross Streets:	S 4th St & S Broadway 04242020

### PROPERTY OVERVIEW

Build-To-Suit or Ground Lease opportunity near Interstate 35 and SW 4th Street in Moore, OK.

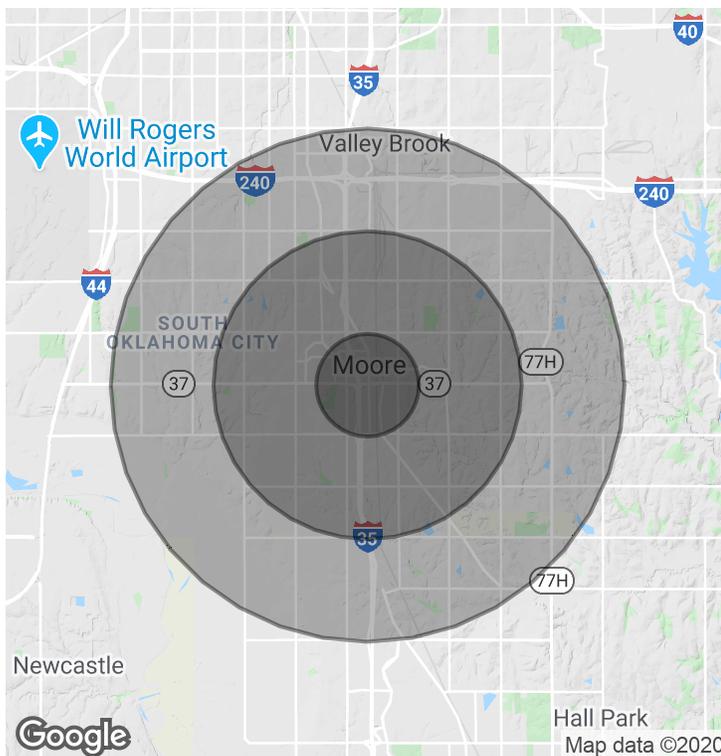
The 0.47 acre site encompasses the SW/C of SW 4th St and S Broadway Ave in Moore, Oklahoma.

Site has approximately 147 feet of frontage on SW 4th Street and 218 feet of frontage on Broadway Ave. Site is conveniently located less than 1/2 mile from Interstate 35.

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**BUILD-TO-SUIT OR  
GROUND LEASE  
0.47 ACRES**



**DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)**

Total Population	127,224
Population Density	127,224
Median Age	33.8
Median Age (Male)	32.9
Median Age (Female)	34.6
Total Households	48,356
# of Persons Per HH	2.6
Average HH Income	\$65,801
Average House Value	\$146,737

**TRAFFIC COUNTS (PER ACOG)**

S Broadway	North   South	16,100   16,300
SW 4th	East   West	16,104   22,756
I-35	North	117,200
I-35	South	116,000

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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.