

### 550 NE 24TH STREET

NEWCASTLE, OK 73065



#### PROPERTY DESCRIPTION

This new strip center is in the construction plan stage, beginning construction this fall. Offering a 2,500 SF Restaurant | Grill with Patio on the end cap as well as seven 25'x50' units (1,250 SF). One tenant has committed to a 2,500 sf space in the middle. There will also be a 3,750 sf climate control storage space on the other end cap.

#### **OFFERING SUMMARY**

| Lease Rate:    | Negotiable       |  |
|----------------|------------------|--|
| Available SF:  | 1,250 - 2,500 SF |  |
| Building Size: | 17,500 SF        |  |

| SPACES              | LEASE RATE | SPACE SIZE |
|---------------------|------------|------------|
| Restaurant - endcap | Negotiable | 2,500 SF   |
| Suite 3             | Negotiable | 1,250 SF   |
| Suite 4             | Negotiable | 1,250 SF   |
| Suite 5             | Negotiable | 1,250 SF   |
| Suite 6             | Negotiable | 1,250 SF   |
| Suite 9             | Negotiable | 1,250 SF   |
| Suite 10            | Negotiable | 1,250 SF   |
| Suite 11            | Negotiable | 1,250 SF   |

### **EV ERNST**

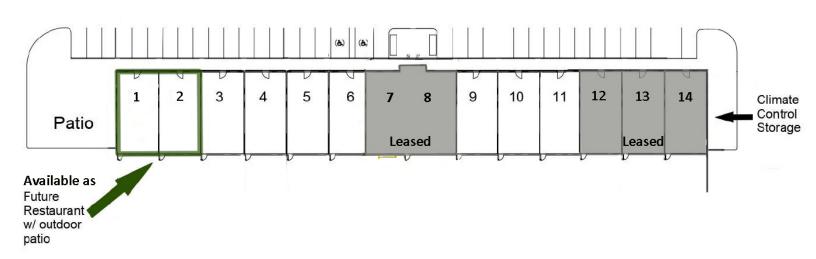
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# 550 NE 24TH STREET NEWCASTLE, OK 73065 Snow Dr NE 31st St La Luna Cantina & Grill EWCASTLE CASINO Kitchen 44 H.E. Bailey Turnpike hun 24th P. NE 24th St NW 24th St NE 24th St Ziggi's Coffee NE 22nd St Rc Airplane Club And Airfield Verden Bank of Newcastle **Impact Nutrition** Map data Google

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### 550 NE 24TH STREET NEWCASTLE, OK 73065 KINGSRIDGE Moore (77H) COUNTRY PLACE TALAVERA (37) Tuttle (37) (76)Newcastle Hall Park Bridge Creek 62 Norman CAMPUS CORNER Google (76) Map data ©2024 Google

| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 722       | 5,875     | 23,085    |
| Average Age          | 34.3      | 37.7      | 39.0      |
| Average Age (Male)   | 35.0      | 37.4      | 37.9      |
| Average Age (Female) | 32.6      | 37.1      | 39.4      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 258       | 2,226     | 8,696     |
| # of Persons per HH  | 2.8       | 2.6       | 2.7       |
| Average HH Income    | \$92,753  | \$98,229  | \$106,873 |
| Average House Value  | \$198,611 | \$224,878 | \$233,352 |

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

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