



OFFERING SUMMARY

Lease Rate:	\$7.50 - 12.50 SF/yr (NNN)
Building Size:	18,764 SF
Available SF:	5,000 - 7,200 SF
Zoning:	I-2

PROPERTY OVERVIEW

711-725 SW 4th Street is a mixed-use property that is available immediately for lease. The property is zoned I-2 and includes three sections that are dedicated to industrial fabrication and storage in 7,200 SF of office and storage in Building 1, approximately 5,000 SF of space in building 2, and a combined 5,400 SF of industrial space in the north building. Building 1 includes approximately 1,500 SF of office space and additional 4,500 Loft space. Also included is a third of an acre fenced in yard on the west side of the property and a double-wide alley on the north of the property. Location provides direct access to the Oklahoma City Boulevard, I-40, and I-44

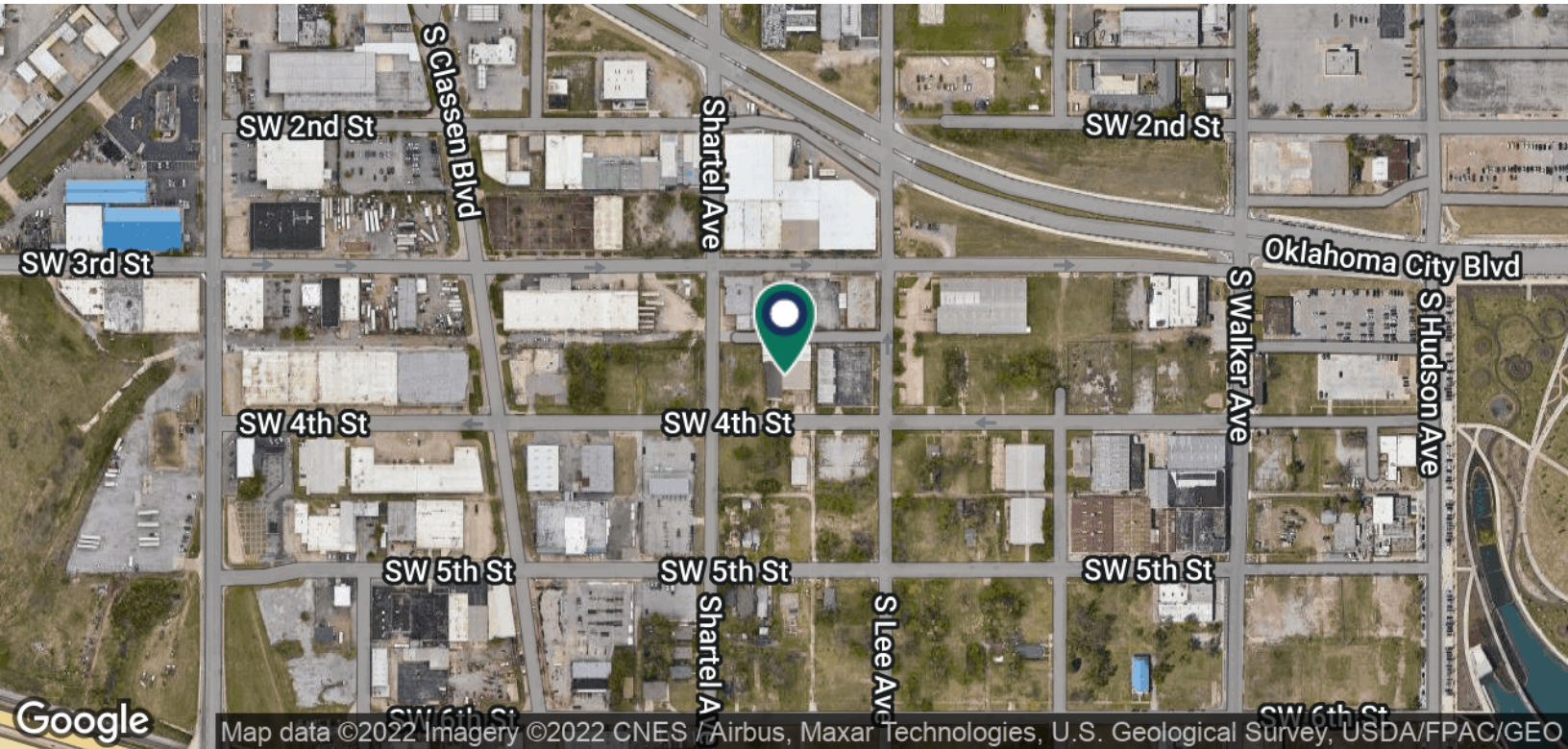
PROPERTY HIGHLIGHTS

- Lease Rate: \$7.50-12.00/NNN
- Available: 5,000 -18,764 SF
- Mixed use: Office, retail, industrial
- Adjacent to future Strawberry Fields Development
- Blocks to Scissortail Park
- Access to I-40 & I-44

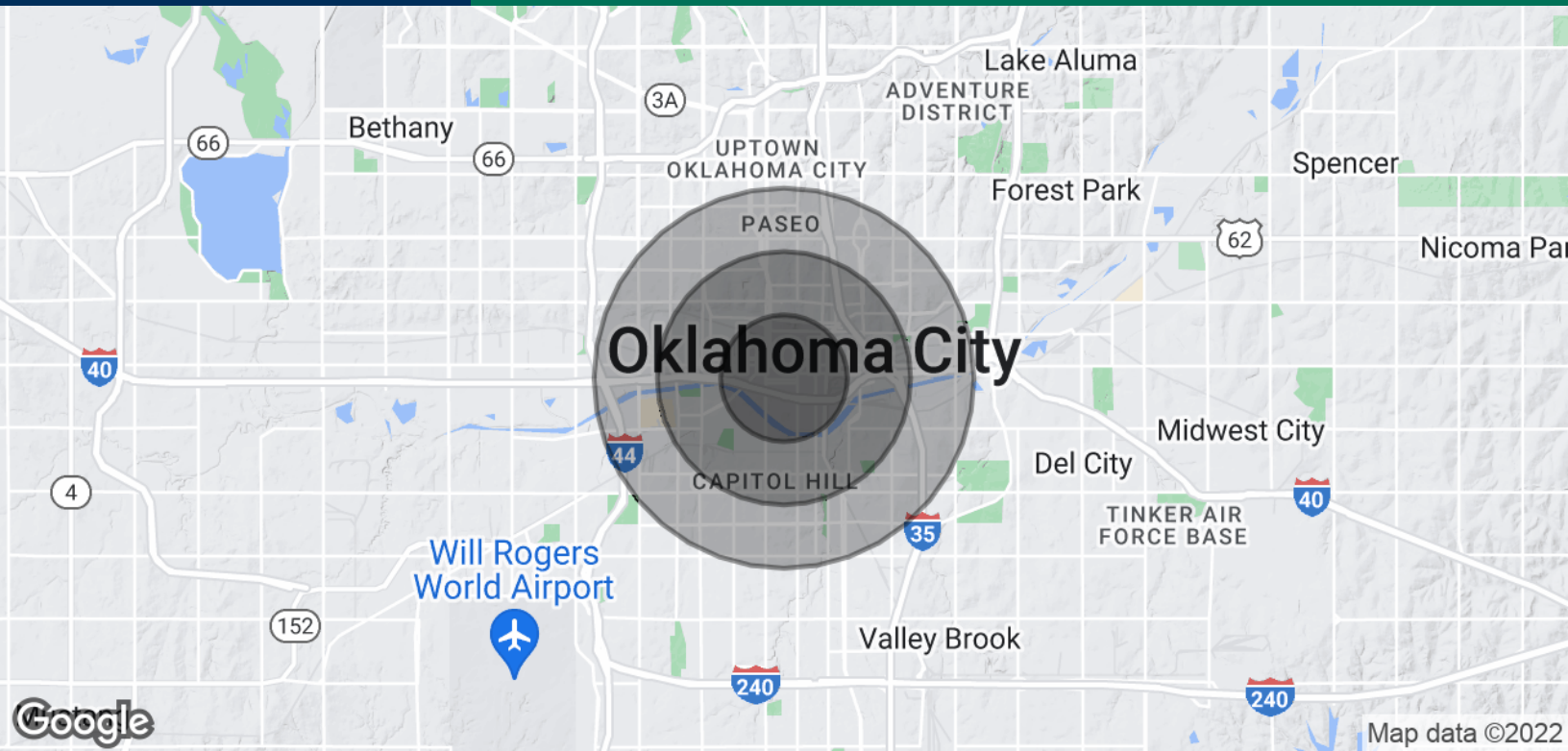
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	6,241	30,836	84,364
Average Age	32.2	32.0	31.7
Average Age (Male)	34.2	32.9	32.0
Average Age (Female)	31.6	31.3	32.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,838	13,520	37,081
# of Persons per HH	3.4	2.3	2.3
Average HH Income	\$58,618	\$52,946	\$50,445
Average House Value	\$106,787	\$138,076	\$120,363

* Demographic data derived from 2020 ACS - US Census

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