

**South Half Available
±3,000 RSF**



OFFERING SUMMARY

Suite A: ±3,000 RSF

Lease Rate: \$2,300 per month
Tenant pays utilities
(\$25.00 per month
annual rent increase)

Building Size: ±6,000 SF

PROPERTY OVERVIEW

± 3,000 RSF area: ±400 SF of office with shower, break area, and restroom. A 10 x 14 overhead door, central HVAC in office area, skylights in warehouse and the warehouse is heated.

LOCATION OVERVIEW

North of Wilshire Blvd. between N Rockwell and N Council

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Industrial Facility For Lease

8080 "A" N. Glade Ave., Oklahoma City, OK 73132



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,073	71,878	162,064
Average Age	36.6	37.5	37.9
Average Age (Male)	35.3	36.0	36.6
Average Age (Female)	38.0	38.9	39.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,131	29,054	66,845
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$55,566	\$65,930	\$65,042
Average House Value	\$141,164	\$158,779	\$159,245

* Demographic data derived from 2020 ACS - US Census

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