

2126 N VAN BUREN ST

ENID, OK 73703



## PROPERTY DESCRIPTION

Suite 106 offers 1,600 square feet, while Suite 108 offers 1,420 square feet, both available at a lease rate of \$10.00 per square foot plus \$2.51 per square foot NNN. The surrounding 5-mile trade area includes more than 52,000 residents and 23,000 employees, with an average household income exceeding \$80,000.

Ideal for retail, service, or restaurant use, these spaces offer strong co-tenancy, excellent accessibility, and a prime location in a growing market.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$10.00 SF/yr (NNN)
<b>Number of Units:</b>	5
<b>Available SF:</b>	1,420 - 1,600 SF
<b>Lot Size:</b>	77,137 SF
<b>Building Size:</b>	14,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,361	17,124	19,877
<b>Total Population</b>	5,541	44,232	52,009
<b>Average HH Income</b>	\$82,921	\$86,747	\$88,364

## GEORGE WILLIAMS, CCIM

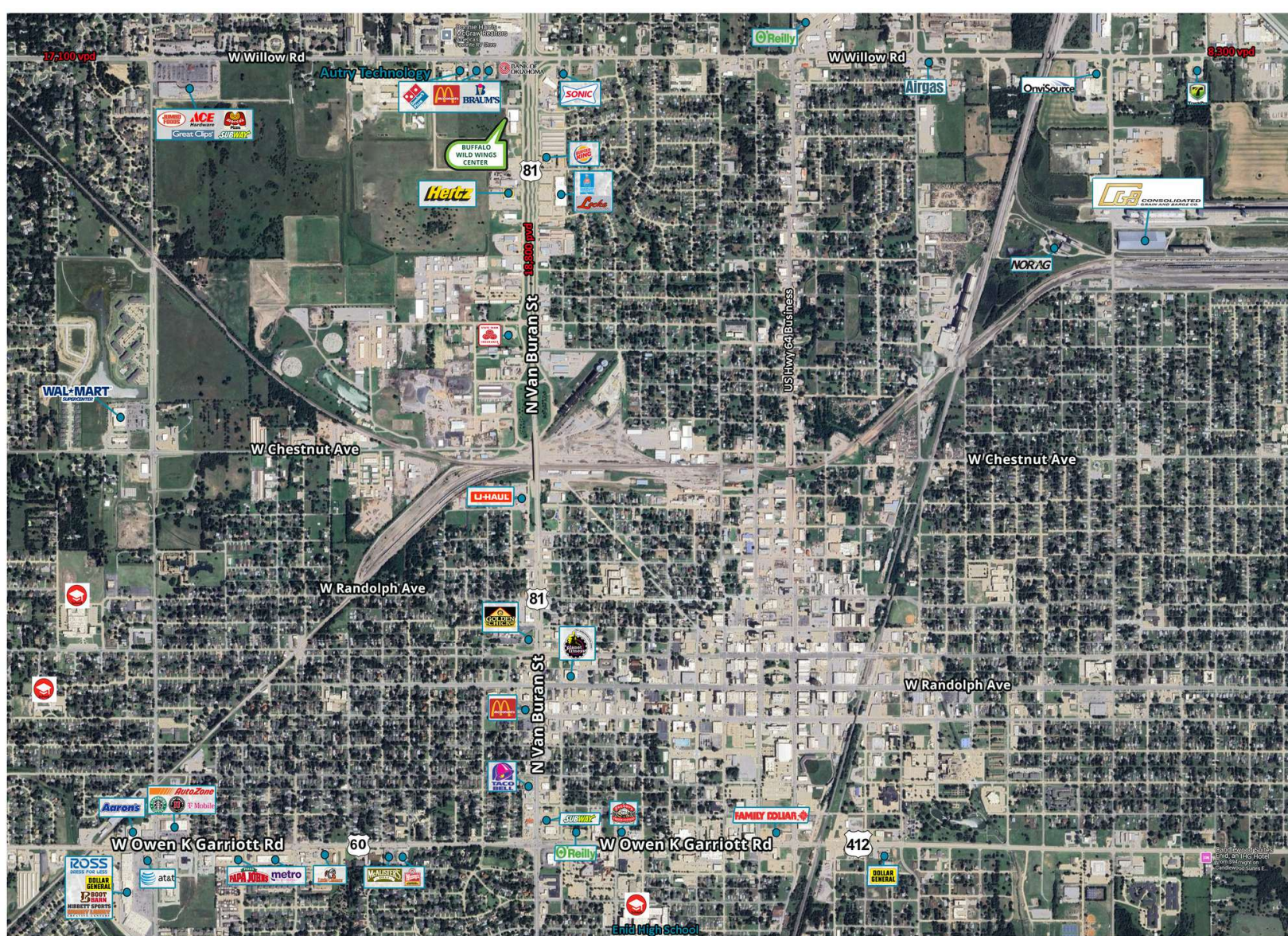
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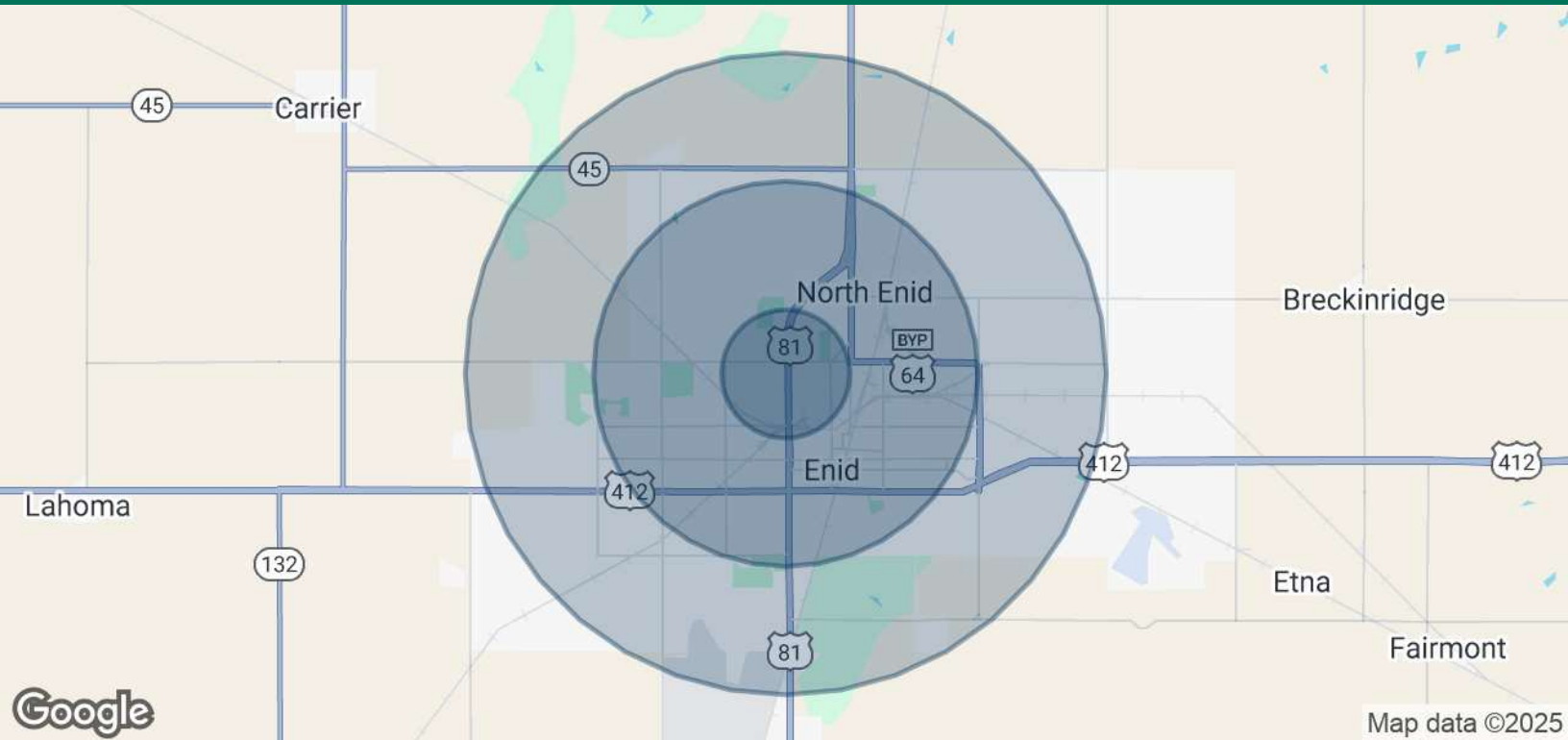
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,541	44,232	52,009
Average Age	41	38	38
Average Age (Male)	39	37	37
Average Age (Female)	42	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,361	17,124	19,877
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$82,921	\$86,747	\$88,364
Average House Value	\$175,175	\$170,429	\$177,900

Demographics data derived from AlphaMap

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