



## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	10,710 SF
Available SF:	1,500 SF
Space No:	19405
Lot Size:	1.45 Acres
Year Built:	2014

07292022

## PROPERTY OVERVIEW

Rare leasing opportunity in this fast growing Edmond location on 192nd and Portland! Provides quick access to the Turnpike, this space won't last long!

DO NOT DISTURB TENANT

## PROPERTY HIGHLIGHTS

- Water/Sewer billed back to Tenant Monthly - averaging \$40-\$50 per mth - (approx)
- LL will make sure HVAC, Electrical, Water/Sewer are in good working order
- Minimum 3 year lease term required
- Tenant to take the space in "as is" condition"
- NNN charge - \$2.52 per sf
- No Dispensaries allowed

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# Deer Creek Plaza

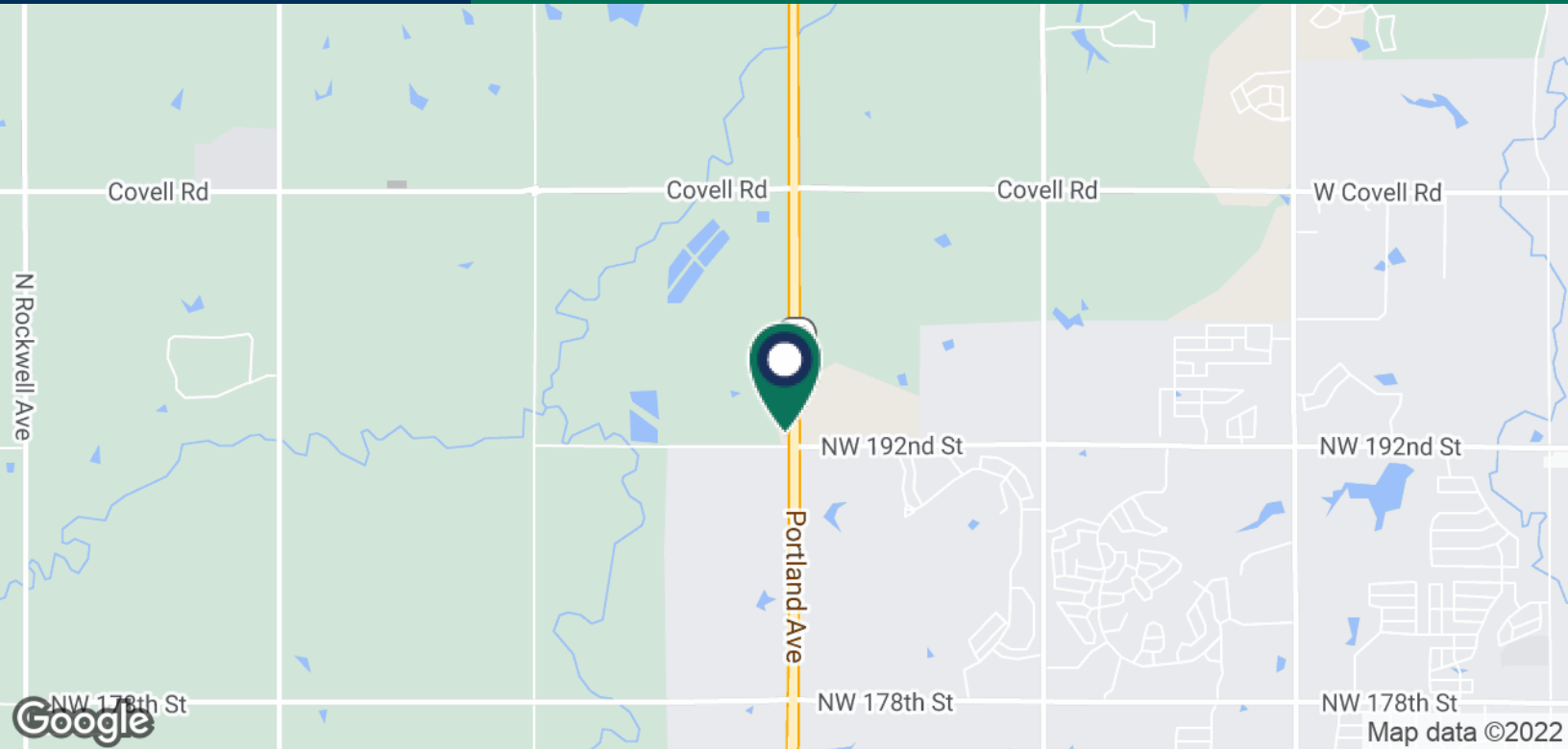
19401 N Portland Ave, Edmond, OK 73012



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# Deer Creek Plaza

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,128	26,276	73,214
Average Age	36.3	34.2	35.4
Average Age (Male)	44.6	34.5	34.4
Average Age (Female)	30.4	32.7	35.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	840	8,689	28,989
# of Persons per HH	3.7	3.0	2.5
Average HH Income	\$148,504	\$130,128	\$108,335
Average House Value	\$425,259	\$416,285	\$324,588

\* Demographic data derived from 2020 ACS - US Census

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