



### OFFERING SUMMARY

|               |                    |
|---------------|--------------------|
| Lease Rate:   | \$6.00 SF/yr (NNN) |
| Available SF: | 8,116 SF           |
| Zoning:       | commercial         |
|               | 07272020           |

### PROPERTY OVERVIEW

This freestanding building is being offered for Sublease. The Sublease expires 6/30/2029.

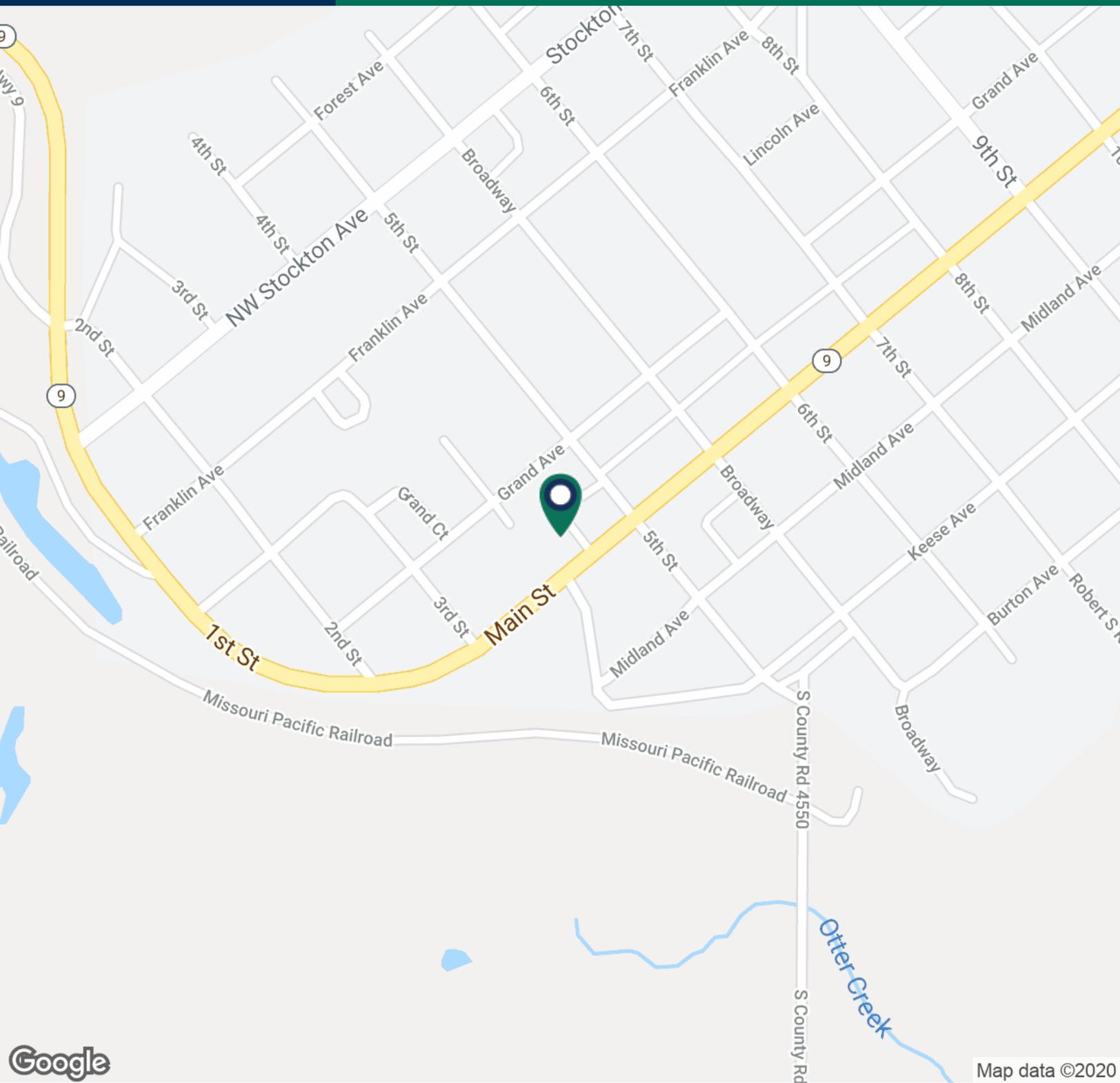
Located on the main retail corridor in Keota, Oklahoma.

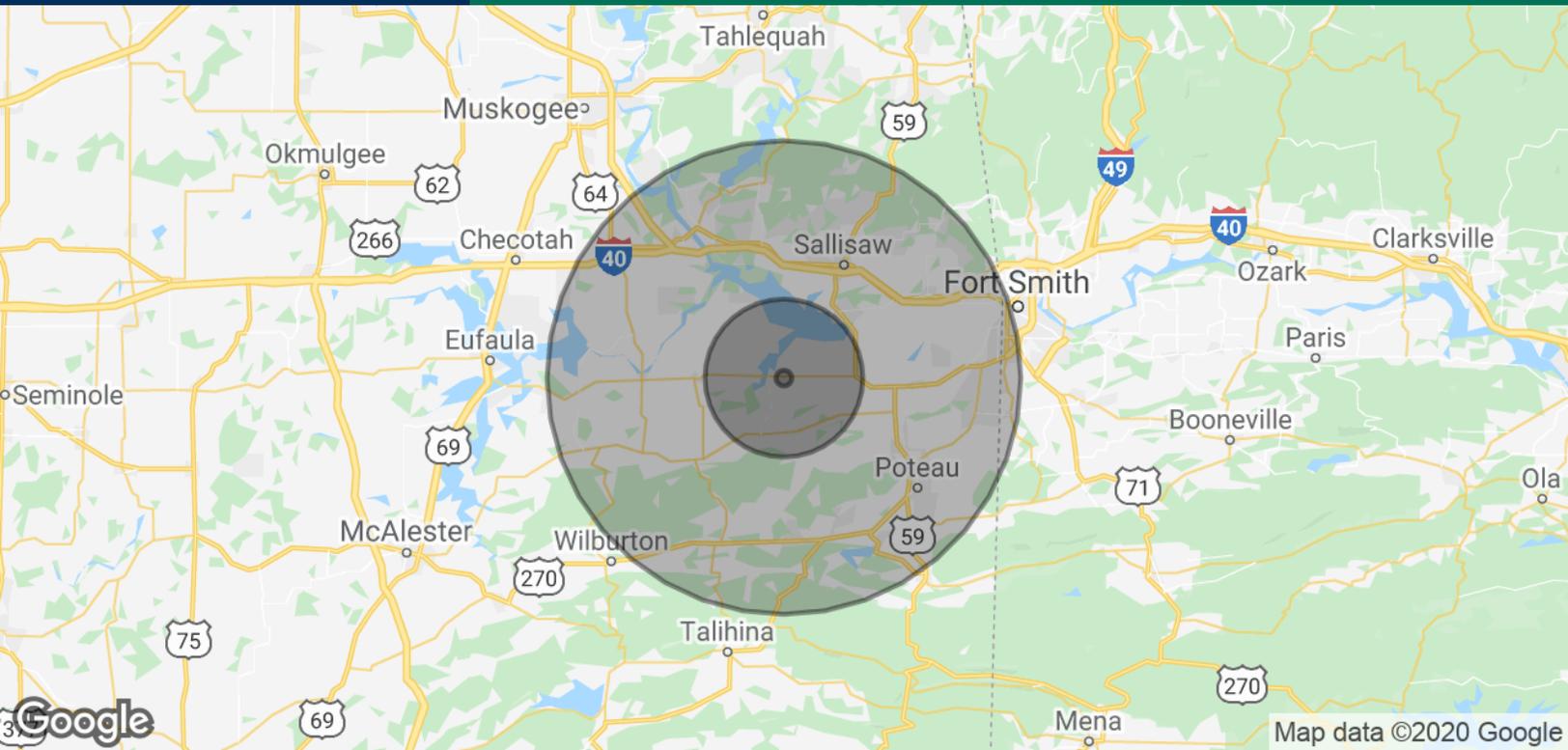
### PROPERTY HIGHLIGHTS

- Highly visible
- Easy access
- Pylon signage available



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**POPULATION**

|                      | <b>1 MILE</b> | <b>10 MILES</b> | <b>30 MILES</b> |
|----------------------|---------------|-----------------|-----------------|
| Total Population     | 57            | 7,582           | 105,807         |
| Average age          | 36.2          | 38.3            | 38.8            |
| Average age (Male)   | 36.2          | 37.6            | 37.2            |
| Average age (Female) | 34.4          | 38.1            | 39.8            |

**HOUSEHOLDS & INCOME**

|                     | <b>1 MILE</b> | <b>10 MILES</b> | <b>30 MILES</b> |
|---------------------|---------------|-----------------|-----------------|
| Total households    | 21            | 2,805           | 39,572          |
| # of persons per HH | 2.7           | 2.7             | 2.7             |
| Average HH income   | \$34,939      | \$44,237        | \$47,138        |
| Average house value |               | \$104,407       | \$100,838       |

\* Demographic data derived from 2010 US Census