

IGLESIA BUILDING - FOR LEASE

5001 N Western Avenue, Oklahoma City, OK 73118



FOR LEASE FOR OFFICE OR RETAIL USER

Available SF:	2 floors at 2,400 SF
Lease Rate:	\$16.00 SF/yr (MG)
Lot Size:	0.35 Acres
Year Built:	1940
Building Size:	7,200
Renovated:	2016
Zoning:	C-3
Submarket:	North
	0225198

PROPERTY OVERVIEW

This truly unique freestanding building is an amazing property for many different uses. The ground floor is occupied by Vintage Coffee. The 2nd and 3rd floors are both available. The 2nd floor is the main floor, offering excellent street entrance. Will lease to a dispensary.

PROPERTY HIGHLIGHTS

- Easy access to I-235 and I-44
- Nichols Hills demographics
- Whole Foods and high-end Classen Curve is within a short drive
- Traffic counts are 12,500 per day
- Coffee Shop & Cafe are located on the ground floor
- Removable Restaurant infrastructure
- Ability to add parking

GIRMA MOANING

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Available Spaces - 2nd & 3rd Floor



LEASE TYPE

| MG

TOTAL SPACE

| 2,400 SF

LEASE TERM

| Negotiable

LEASE RATE

| \$16.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2nd Floor	Available	2,400 SF	Modified Gross	\$16.00 SF/yr	Street Level
3rd Floor	Available	2,400 SF	Modified Gross	\$16.00 SF/yr	-

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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,683	79,994	187,393
Median age	35.4	36.3	36.3
Median age (Male)	34.5	35.0	34.5
Median age (Female)	36.7	37.2	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,142	35,959	81,475
# of persons per HH	2.1	2.2	2.3
Average HH income	\$65,797	\$65,568	\$56,335
Average house value	\$159,420	\$222,927	\$167,141

* Demographic data derived from 2010 US Census

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