



## OFFERING SUMMARY

Lease Rate: \$16.00 - 18.00 SF/yr (NNN)

Building Size: 6,600 SF

Available SF: 6,600 SF

Lot Size: 0.29 Acres

Year Built: 1921

Zoning: I-2 & DSHA

08212020

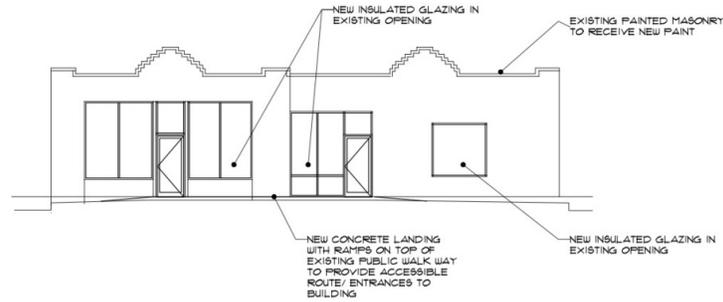
## PROPERTY OVERVIEW

Now available for Lease - 6,600 SF of restaurant space for a restaurateur with a creative vision and a desire to be near foot traffic. Located north of the Public Farmers Market district on Reno Avenue and Klein the original Sutton Supply building offers original industrial features that can be incorporated and cleaned up as part of a new restaurant and or bar concept. Landlord is renovating the property, installing a new store front, new sidewalks, and tenant improvement allowance is available for a qualified candidate. Neighboring tenants include The Loaded Bowl, The Public Farmers Market, Bad Axe Throwing, Power House Bar, and Urban Agrarian.

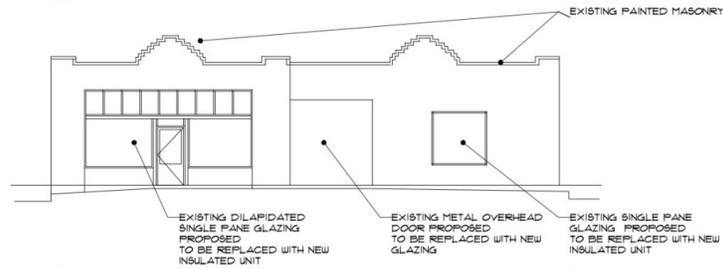
## PROPERTY HIGHLIGHTS

- 6,600 SF +/- Available
- Restaurant Space - single or multi-tenant
- \$16-18/NNN
- Located near Farmers Market

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**B** PROPOSED NEW GLAZING AT EAST FACADE  
2 SCALE: 1/8"=1'-0" 203 S KLEIN



**A** EXISTING EAST FACADE  
2 SCALE: 1/8"=1'-0" 203 S KLEIN

EXTERIOR IMPROVEMENTS  
1200 W RENO + 203 S KLEIN  
AUGUST 10 2020

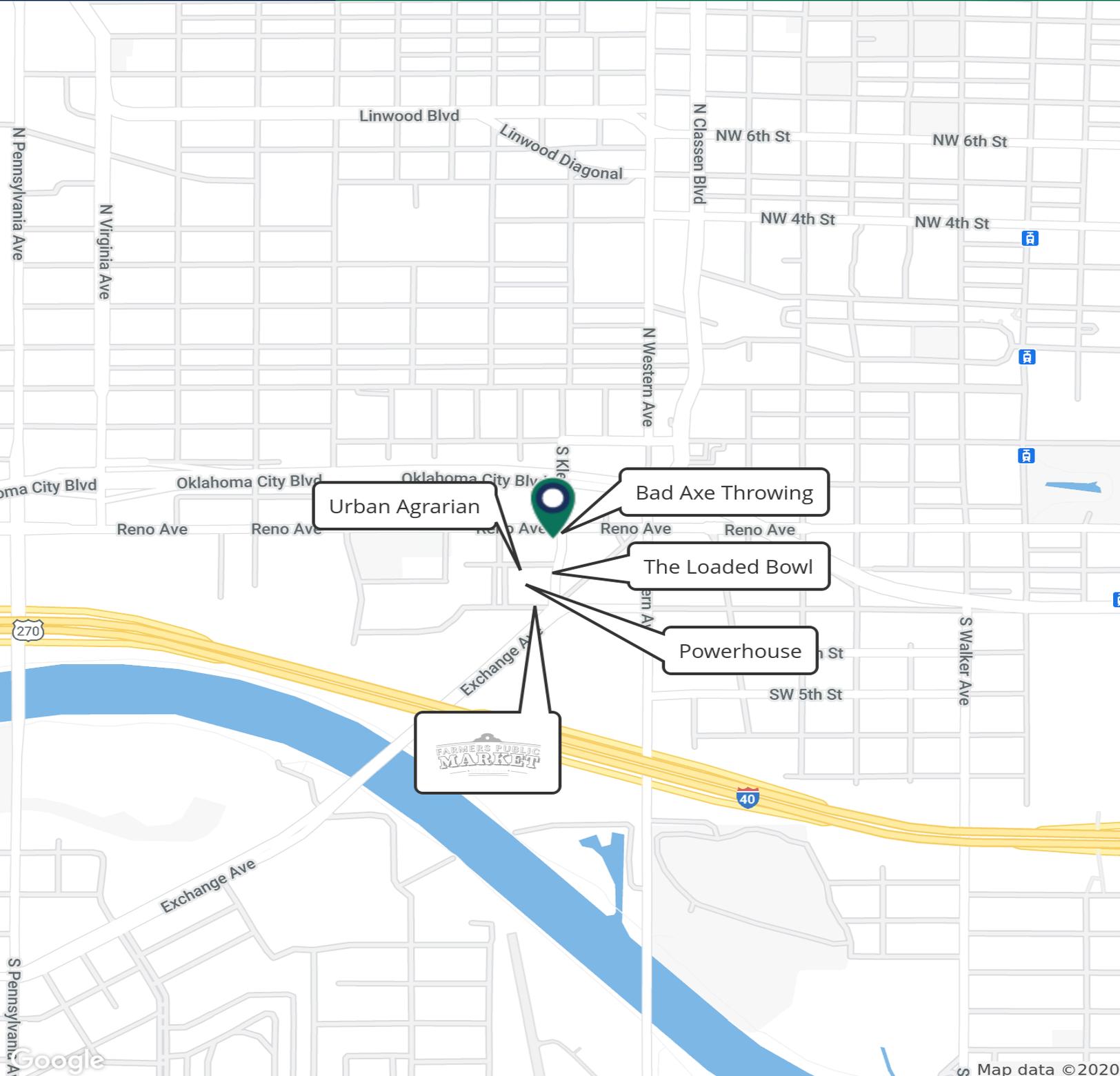
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# Sutton Supply Building

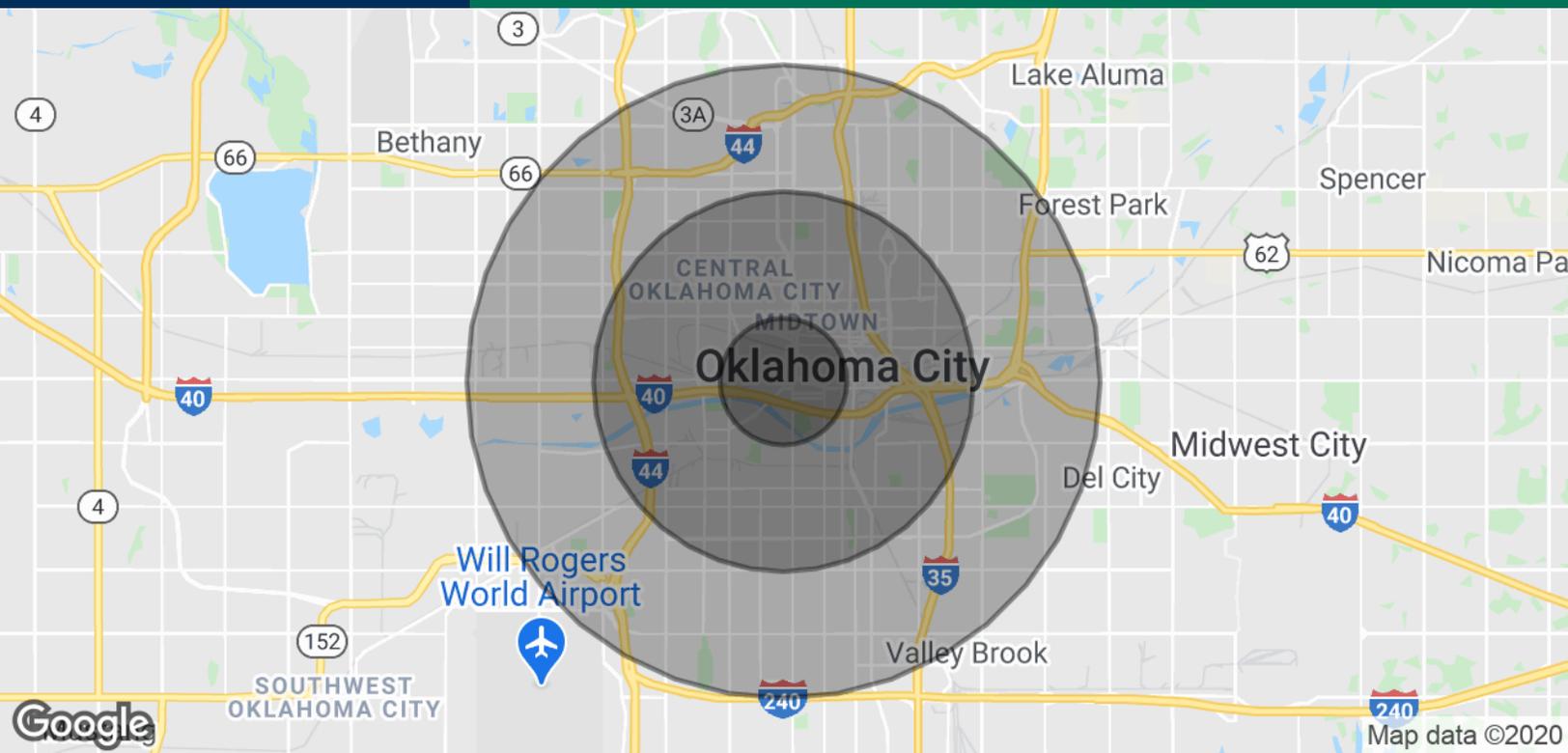
203 S Klein, Oklahoma City, OK 73106



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# Sutton Supply Building

203 S Klein, Oklahoma City, OK 73106



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,600	86,903	229,559
Average age	34.8	31.1	32.8
Average age (Male)	35.3	31.2	32.4
Average age (Female)	34.7	31.1	33.4

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,787	32,263	89,750
# of persons per HH	3.7	2.7	2.6
Average HH income	\$31,792	\$40,578	\$41,786
Average house value	\$60,028	\$139,081	\$116,055

\* Demographic data derived from 2010 US Census

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