

SHARTEL PLAZA

5120 N SHARTEL AVENUE, OKLAHOMA CITY, OK 73118



PROPERTY DESCRIPTION

The Shartel Plaza property is a unique combination of office and retail space. The building enjoys an excellent location just east of Bishop McGuinness High School on NW 50th Street, only a few blocks south of I-44 and North Western Avenue. The property provides ample free parking, on-site management, Cox Cable connectivity, is within walking distance of the Shartel Cafe and Hideaway Pizza as well as numerous other restaurants.

PROPERTY HIGHLIGHTS

- Building signage available
- Located 2 blocks east of Western Ave
- Neighbors Bishop McGuinness High School
- Nearby restaurants and shopping
- Easily accessible from the Broadway Extension

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	1,020 - 2,970 SF
Building Size:	14,431 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 5105	\$18.00 SF/yr	1,700 SF
Suite 5107	\$18.00 SF/yr	1,020 SF
Suite 5109	\$18.00 SF/yr	1,080 SF
Suite 5118	\$18.00 SF/yr	2,970 SF
Suite 5122	\$18.00 SF/yr	2,305 SF

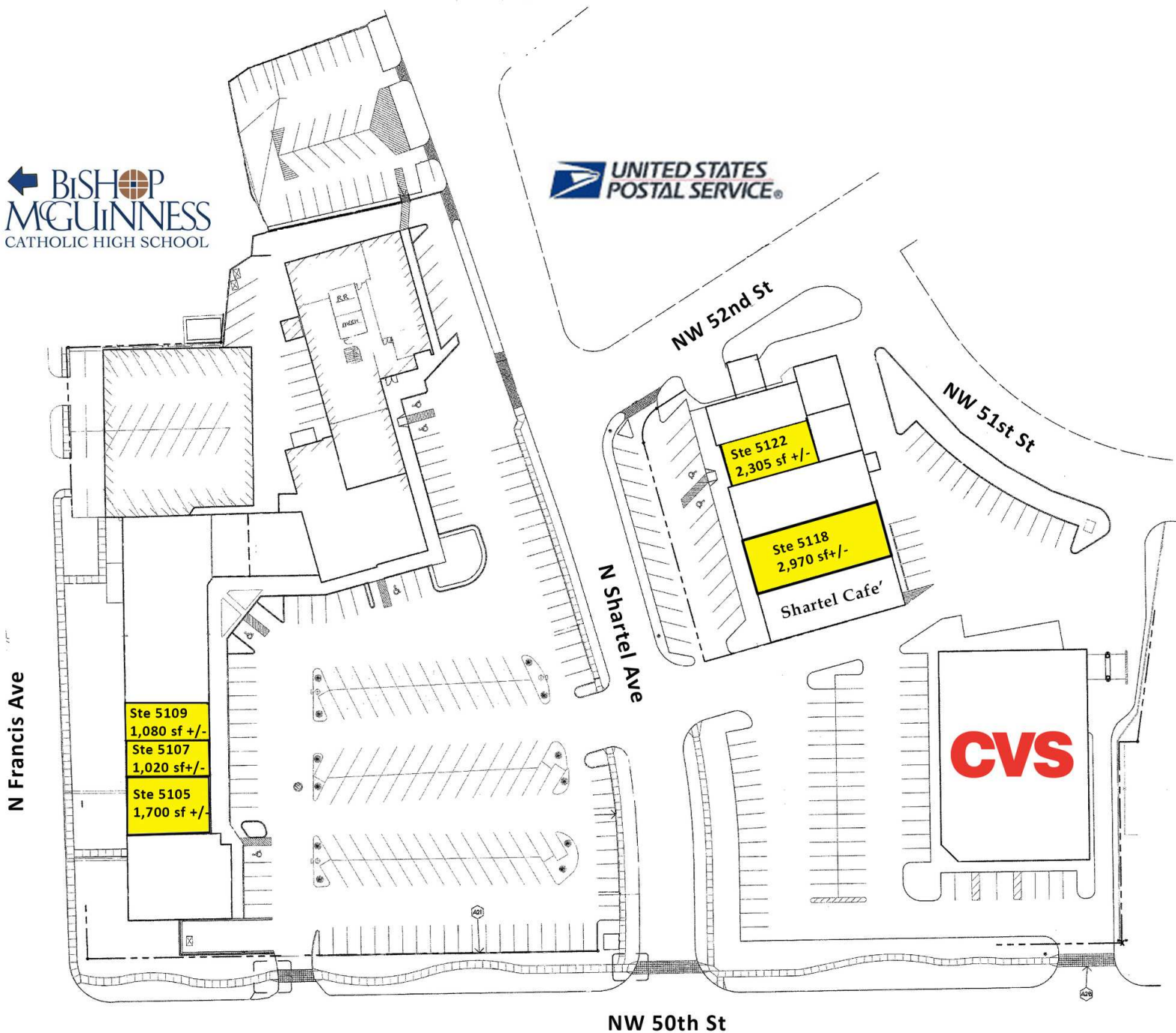
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PRICE EDWARDS AND CO.

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,711	30,359	79,092
Average Age	35.6	37.4	36.3
Average Age (Male)	35.4	37.8	36.5
Average Age (Female)	34.0	36.7	36.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,122	16,326	40,827
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$86,962	\$81,623	\$74,989
Average House Value	\$282,237	\$261,223	\$221,481

2020 American Community Survey (ACS)

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