

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr MG with 3% annual increases
Building Size:	14,431 SF
Available SF:	1,500 - 3,200 SF
Suite 5122 End Cap:	1,500 SF+/-
Suite 5120 Inline:	3,200 SF+/-
Year Built:	1990

080922

PROPERTY OVERVIEW

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.

The End Cap space features a drive thru and both of spaces are highly visible with easy access.

PROPERTY HIGHLIGHTS

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

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Shartel Plaza

5120 & 5122 N Shartel Avenue, Oklahoma City, OK 73118



SUITE 5122 | END CAP SPACE | 1,500 sq ft



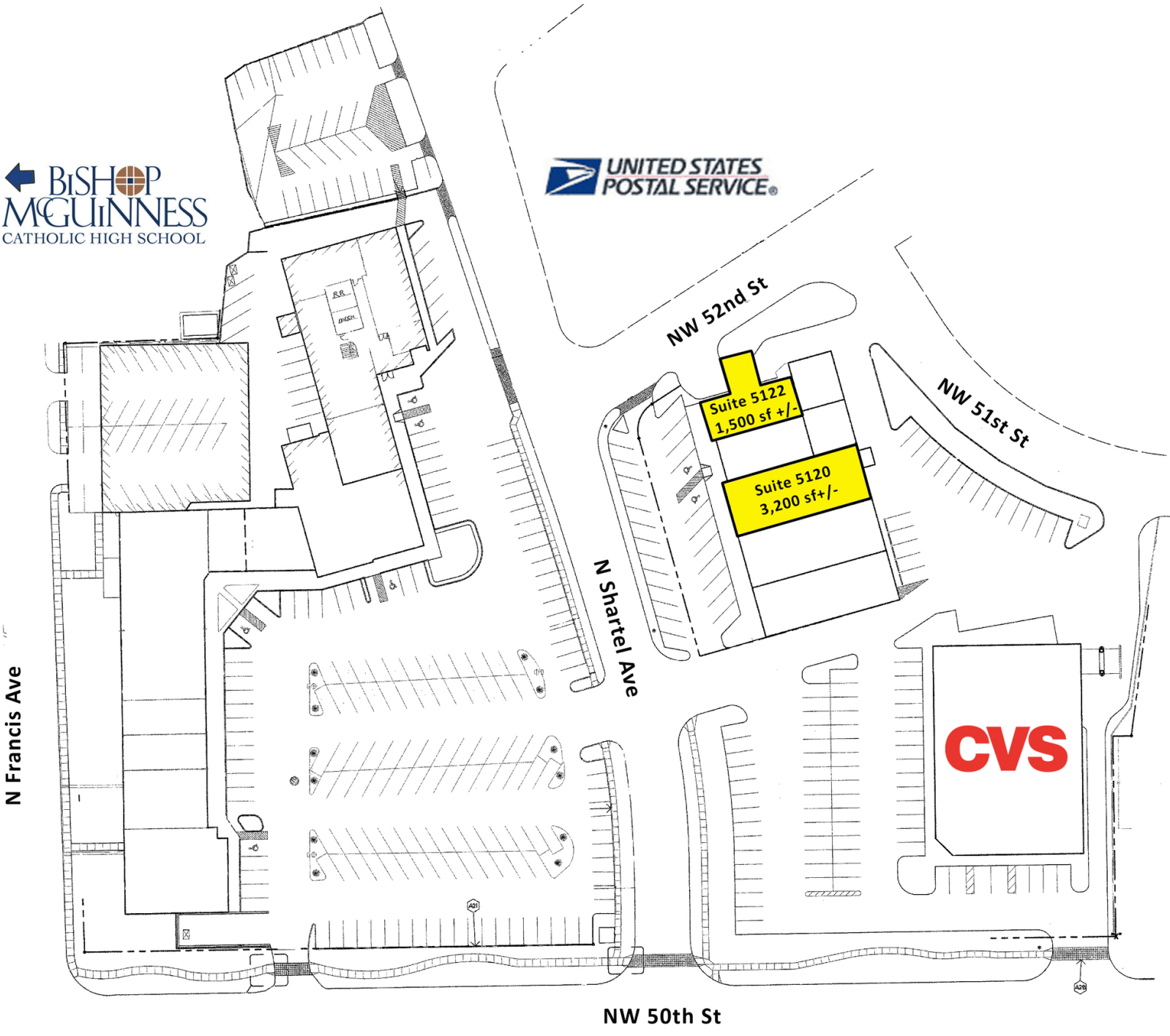
SUITE 5120 | INLINE SPACE | 3,200 sq ft

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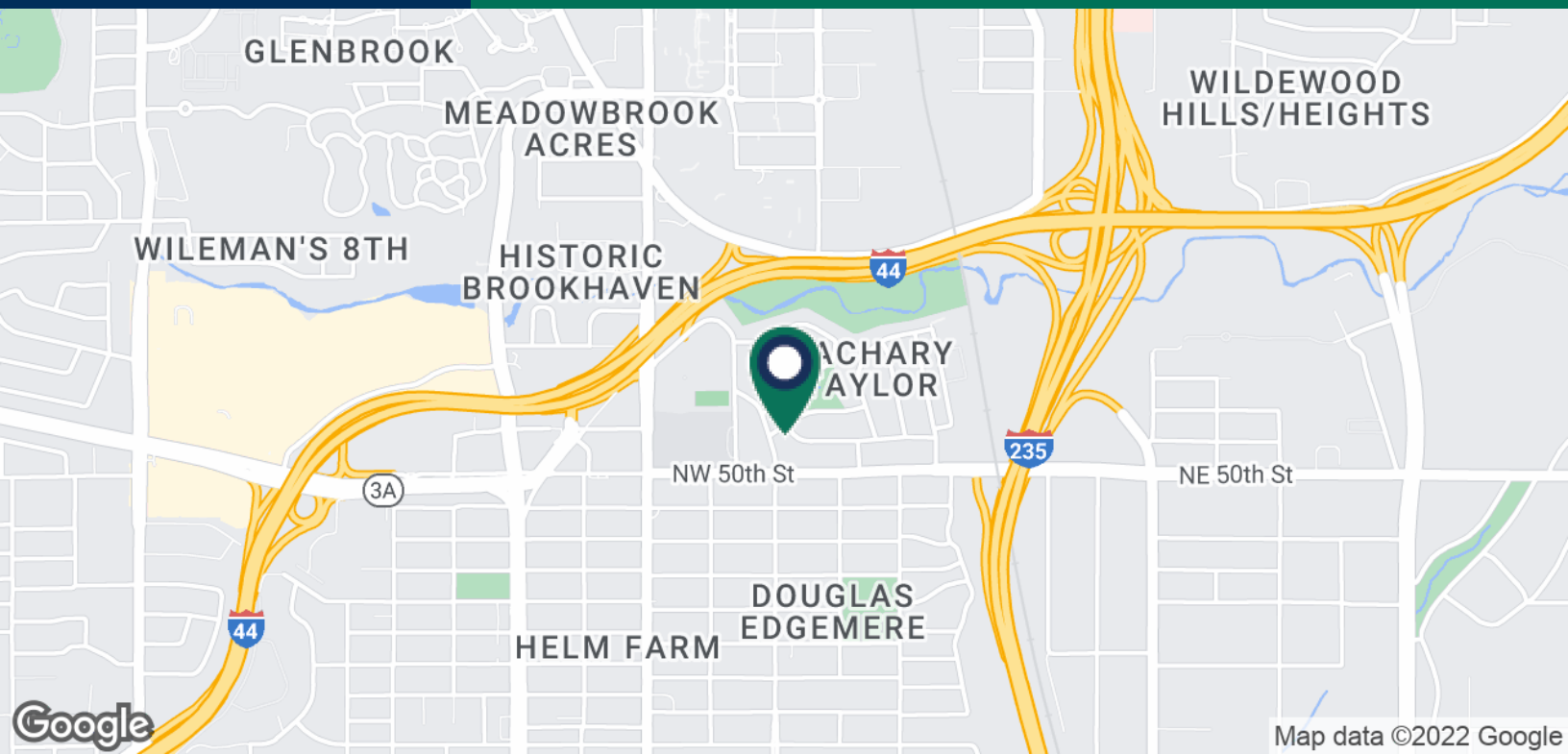


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POPULATION

	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

* Demographic data derived from 2020 ACS - US Census

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