



**RETAIL SPACE NOW AVAILABLE**

Lease Rate:	\$48,000.00 per year (Gross)
Lot Size:	0.82 Acres
Building Size:	1,000 SF
Market:	North
Sub Market:	Quail Springs
Cross Streets:	E Memorial Rd & Eskridge Dr

08072020

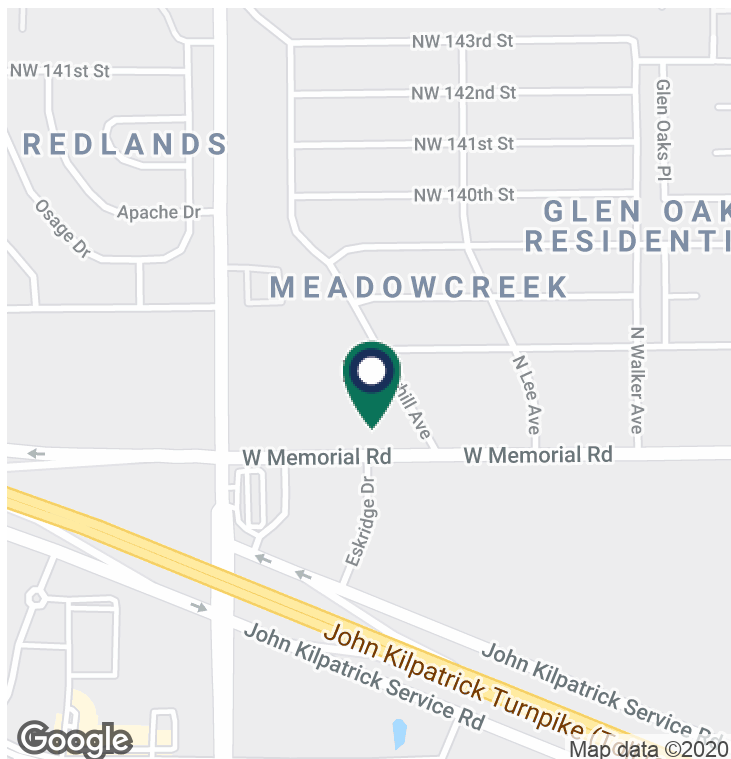
**PROPERTY OVERVIEW**

This prime property is located on the fast growing Memorial Corridor in north Oklahoma City, just a short drive from the John Kilpatrick Turnpike, one block east of N Western Ave.

Sublease: Expiration December 31, 2021

Lease Terms: Ground Lease

Rate: \$48,000.00 per year



### DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	158,100
Population Density	158,100
Median Age	34.1
Median Age (Male)	32.2
Median Age (Female)	35.4
Total Households	65,399
# of Persons Per HH	2.4
Average HH Income	\$75,879
Average House Value	\$198,467

### TRAFFIC COUNTS (PER ACOG)

Memorial Rd	East	19,871
Memorial Rd	West	25,548
Western Ave	North	25,570
Western Ave	South	25,915

**EV ERNST**  
405.843.7474  
eernst@priceedwards.com  
priceedwards.com