

# SOONER CROSSING

5801 S Sooner Rd, Oklahoma City, OK 73135



## OFFERING SUMMARY

Available SF:	1,300 SF - 3,900 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Lot Size:	2.21 Acres
Year Built:	2015
Building Size:	16,000
Zoning:	C-3 062819

## PROPERTY OVERVIEW

Sooner Crossing's east building has three Suites available. Each Suite is 1,300 sq ft / Suites G & H can be combined to accommodate up to 2,600 sq ft; Suite B is 1,300 sq ft. These Suites are ideally located in the middle making an ideal space for an anchor tenant.

## PROPERTY HIGHLIGHTS

- New Development in High Population growth
- Tinker Air Force Base just acquired 158 acres for New Maintenance Development
- Excellent visibility from heavily traveled Sooner Rd.

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	2,204	8,018	16,842
Total Population	6,403	22,283	45,175
Average HH Income	\$66,142	\$56,322	\$50,225

## ROSHA WOOD

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Additional Photos



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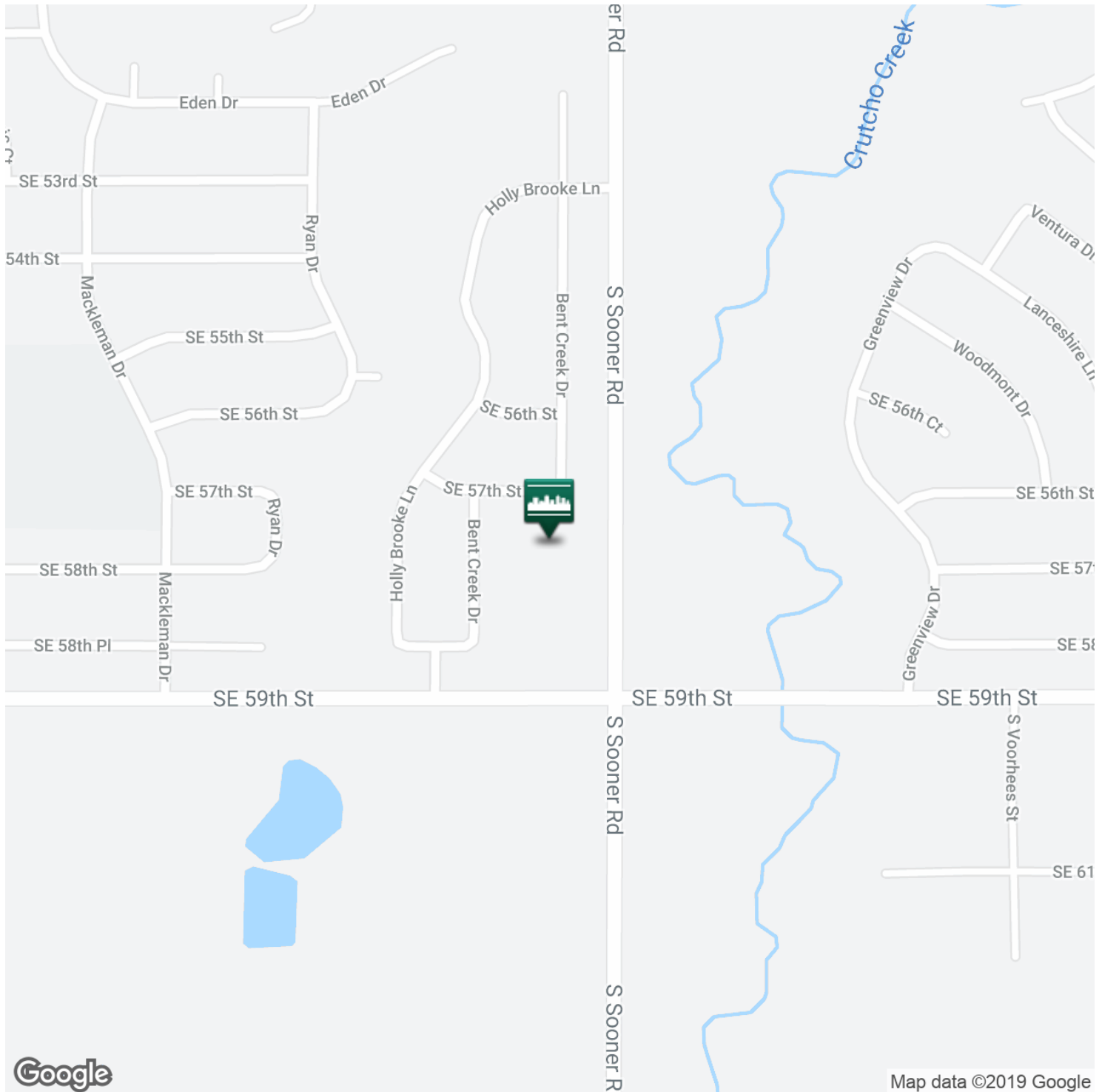
210 Park Ave, Suite 700, Oklahoma City, OK 73102

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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

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Location Maps



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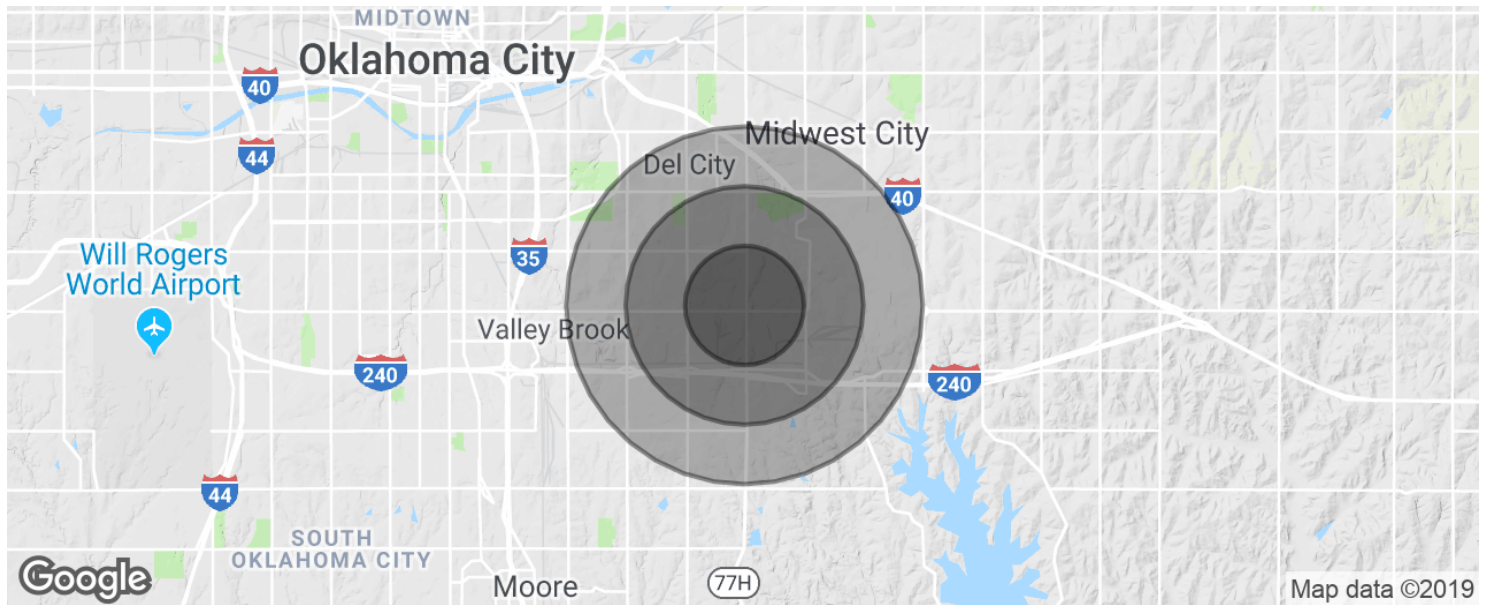
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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	6,403	22,283	45,175
Median age	30.8	30.5	30.6
Median age (Male)	27.1	29.1	29.8
Median age (Female)	33.3	31.6	31.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	2,204	8,018	16,842
# of persons per HH	2.9	2.8	2.7
Average HH income	\$66,142	\$56,322	\$50,225
Average house value		\$72,357	\$67,951

\* Demographic data derived from 2010 US Census

<b>TRAFFIC COUNTS</b>		
SE 15th	east	6,893 VPD
SE 15th	west	6,467 VPD
Sooner Rd	north	28,366 VPD
Sooner Rd	south	21,498 VPD

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