



## OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Building Size:	16,000 SF
Available :	Suite B - 1,200 SF
Available:	Suite I - 1,200 SF
Lot Size:	2.21 Acres
Year Built:	2015
Zoning:	C-3
	02032023

## PROPERTY OVERVIEW

Sooner Crossing has two Suites available. Each suite is well positioned with direct frontage to S. Sooner Road which provides desired visibility needed for any mixed use user. S. Sooner Road has high traffic counts, great daytime traffic that enables users at Sooner Crossing to obtain the desired views they need to make their business known.

These small shop suites won't last long, let's schedule your private showing today!

## 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.

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# Sooner Crossing

5801 S Sooner Rd, Oklahoma City, OK 73135



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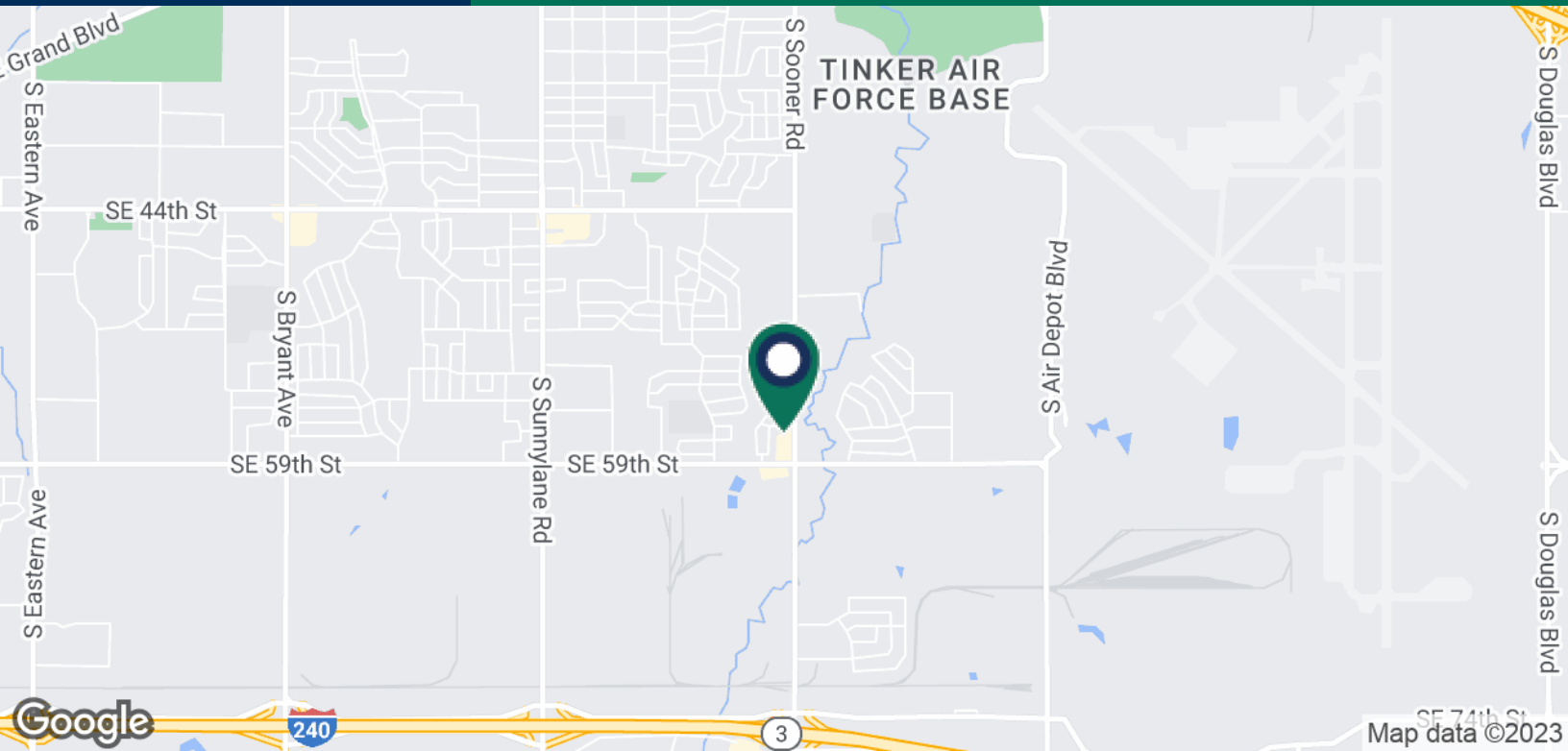




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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	6,403	22,283	45,175
Average age	30.8	30.5	30.6
Average age (Male)	27.1	29.1	29.8
Average age (Female)	33.3	31.6	31.4

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
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 2020 ACS - US Census

## TRAFFIC COUNTS

SE 15th	east	west	9,272   7,734
Sooner Rd	north	south	19,443   22,790

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