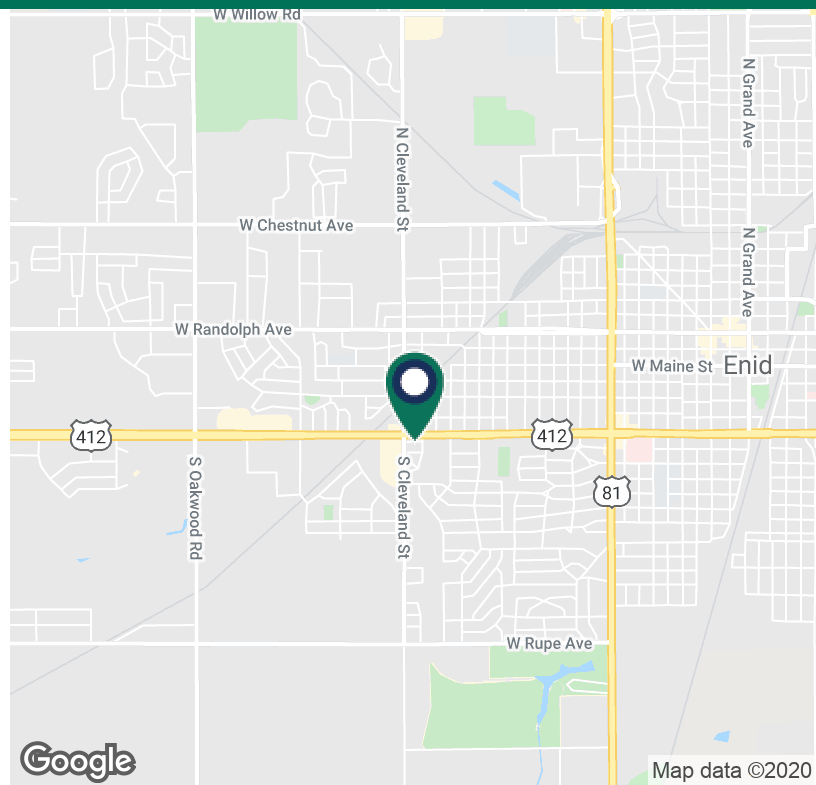


The District

W Owen K Garriott Rd & S Cleveland St. Enid, OK 73703



OFFERING SUMMARY-S/E CORNER

Sale Price:	\$20.00 / SF
Outparcel Size:	1.82 +/- Acres (79,500 SF)
Lease Rate:	\$25.00 - 26.00 SF/yr (NNN)
Building Size:	13,000 SF
Available SF:	1,500 - 13,000 SF
Year Built:	2020
	04102020

PROPERTY OVERVIEW

The District is located at the S/E corner of the highly traveled retail corridor W Owen K Garriott Rd (Hwy 412) and S Cleveland St, a very prominent, active intersection.

This proposed 13,000 +/- Center is being offered at a rate of \$25.00 - \$27.00 psf NNN.

High Quality new construction. Spaces can be built-out to fit your needs. Drive Thru available.

The 1.82 +/- Acre Outparcel is for sale at a rate of \$20.00 PSF.

Current Outparcel Tenants dedicated to this Center are: Hideaway Pizza, Jiffy Trip and Colton's Steak House.

Located in the center of Enid's retail, this Center has the visibility and ease of access needed by high-end retailers.

KARLEEN KRYWUCKI
405.843.7474
kkrywucki@pricedwards.com
pricedwards.com

EV ERNST
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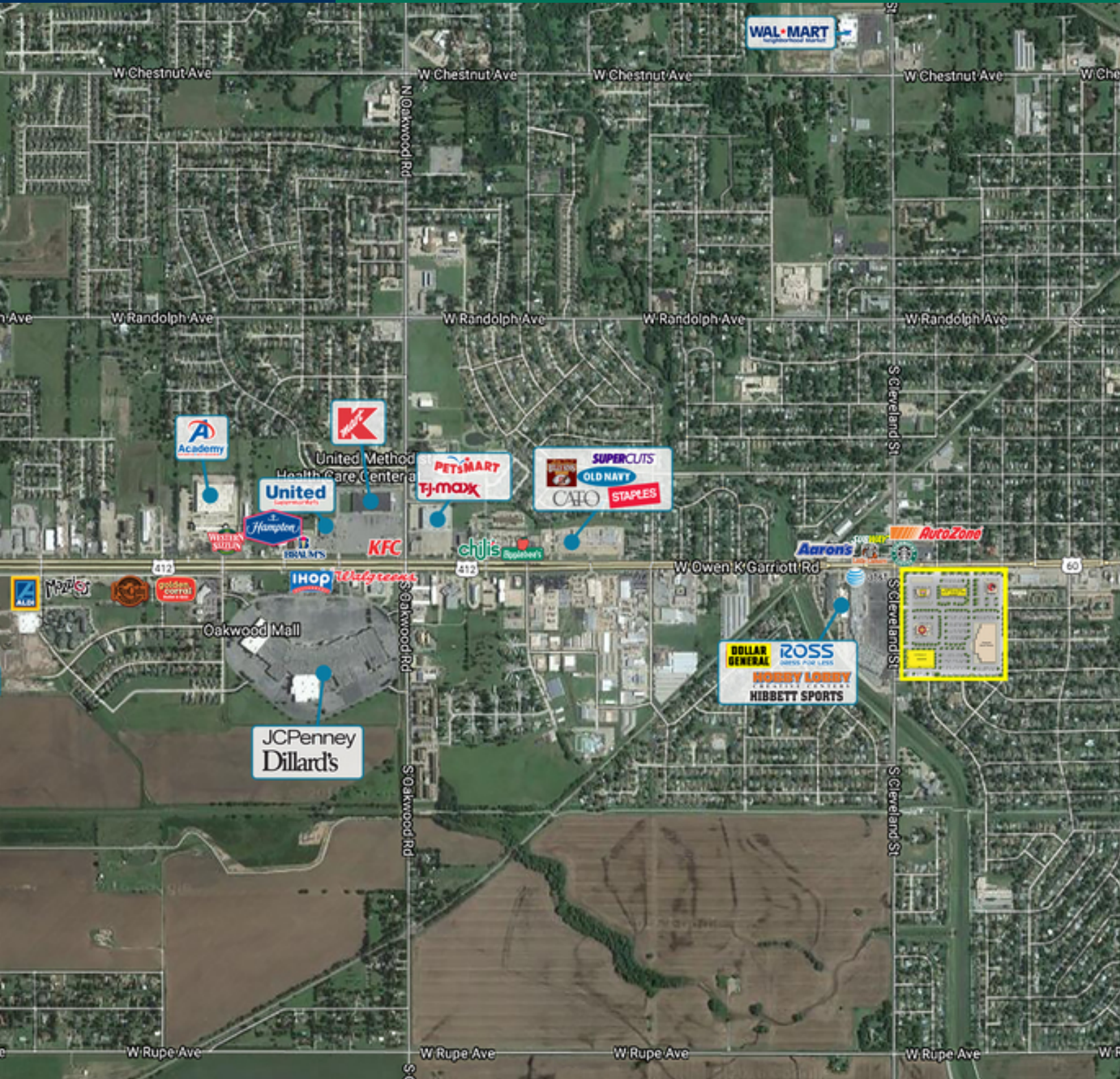


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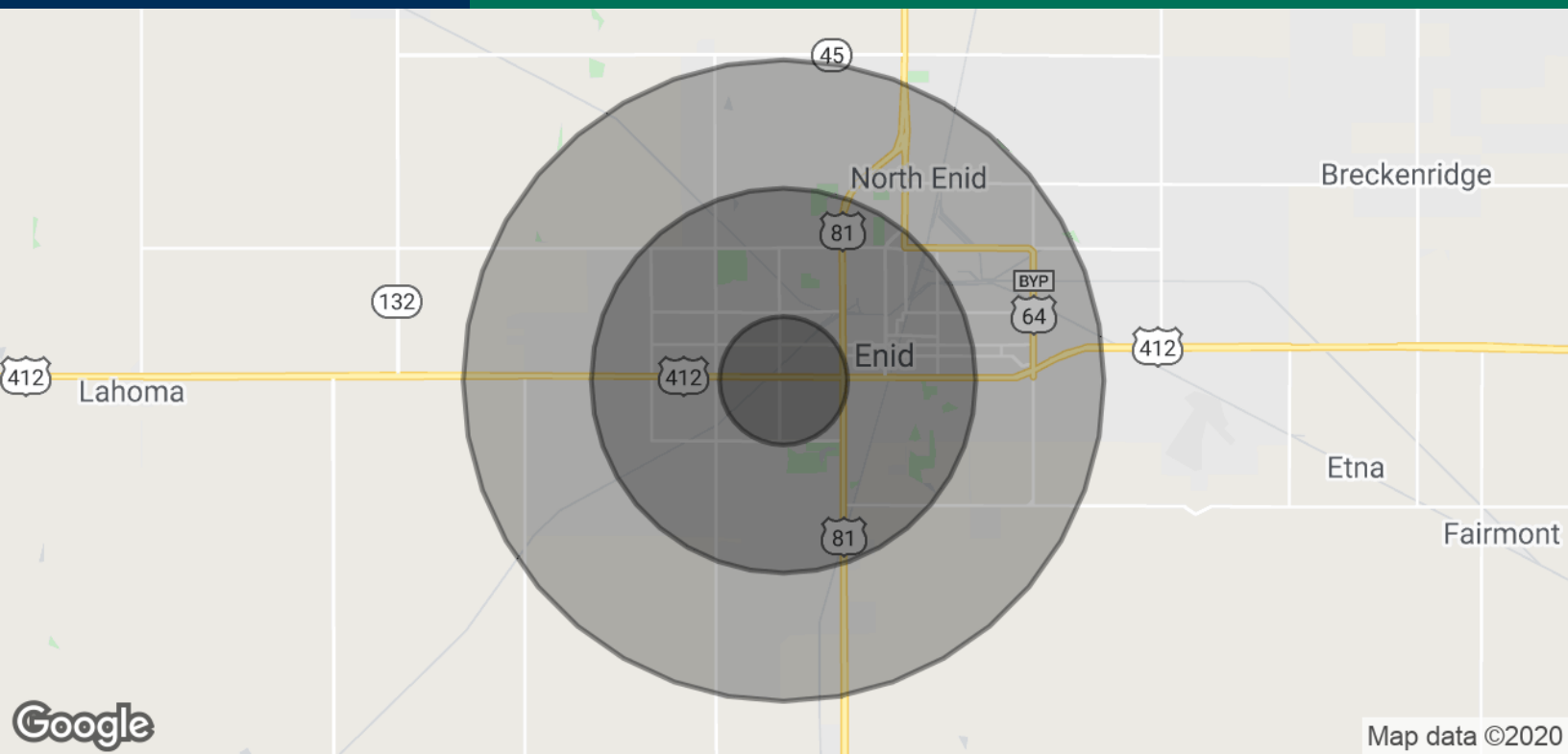


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,260	32,070	47,563
Average age	38.3	38.9	38.3
Average age (Male)	38.8	37.0	36.4
Average age (Female)	39.8	41.6	41.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,166	13,141	19,078
# of persons per HH	2.4	2.4	2.5
Average HH income	\$49,289	\$57,849	\$56,287
Average house value	\$91,139	\$87,547	\$93,338

* Demographic data derived from 2010 US Census

TRAFFIC COUNT

W Owen K Garriott Rd	east	west	23,600 20,600
S Cleveland St	north	south	6,800 5,900

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