



OFFERING SUMMARY

Lease Rate:	\$1,875.00 per month (NNN)
Building Size:	15,624 SF
Available SF:	1,500 SF
Lot Size:	1.59 Acres
Year Built:	2017

7/28/2022

PROPERTY OVERVIEW

Former Hair Salon for Lease Consisting of 1,500 SF monthly rental amount of \$1,875.00 /monthly, includes NNN - CAM charges.

Pylon signage space is available.

All equipment and Cabinets are not staying, they are moving with the tenant to their new location.

PLEASE DO NOT DISTURB TENANT AS WE WILL NEED MINIMUM 24 HOUR NOTICE BEFORE SHOWING.

SPACES	LEASE RATE	SPACE SIZE
Suite 102	\$1,875 per month	1,500 SF

ROSHA WOOD
405.239.1219
rwood@priceedwards.com
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The Shoppes at Fall Creek

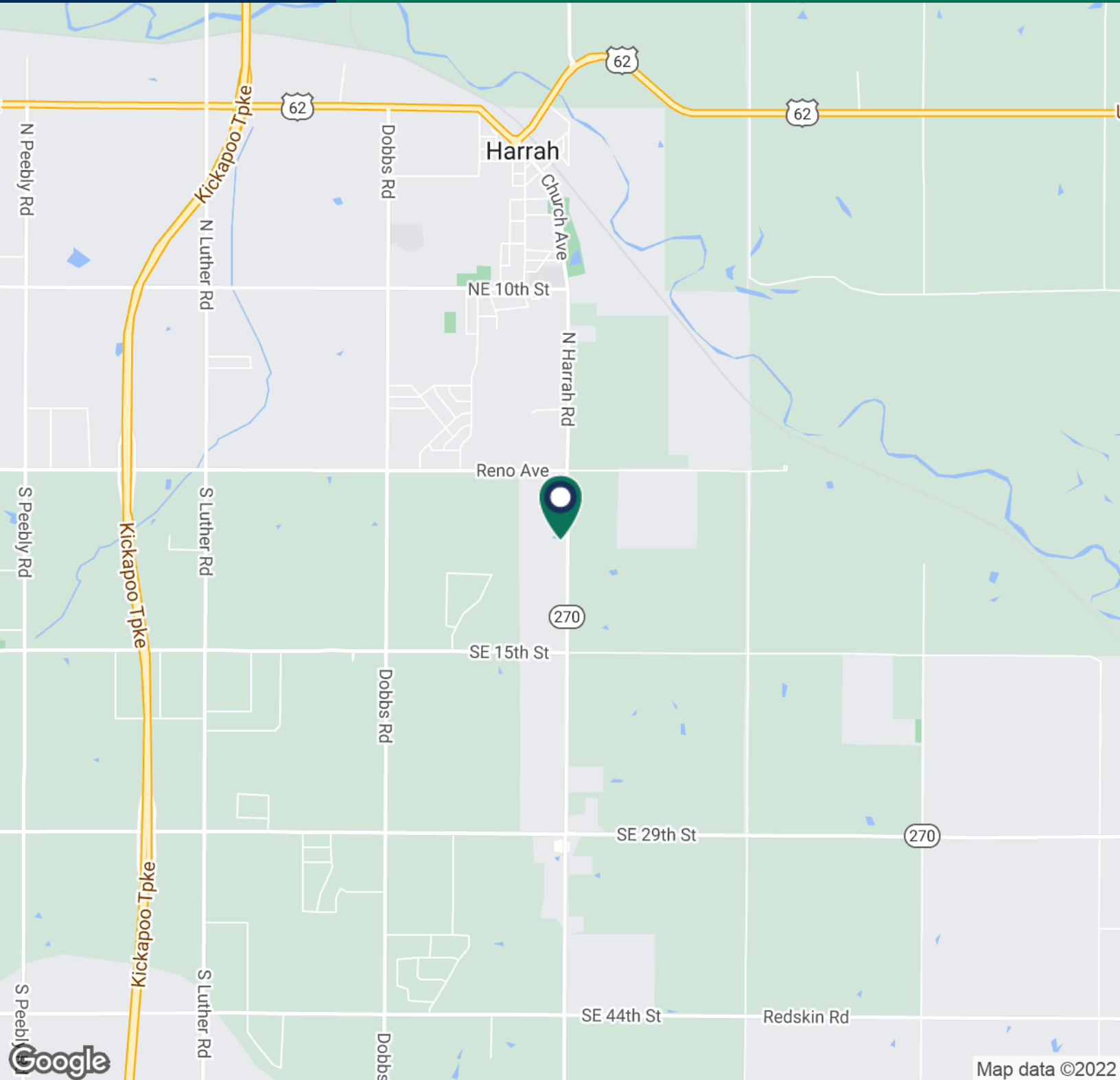
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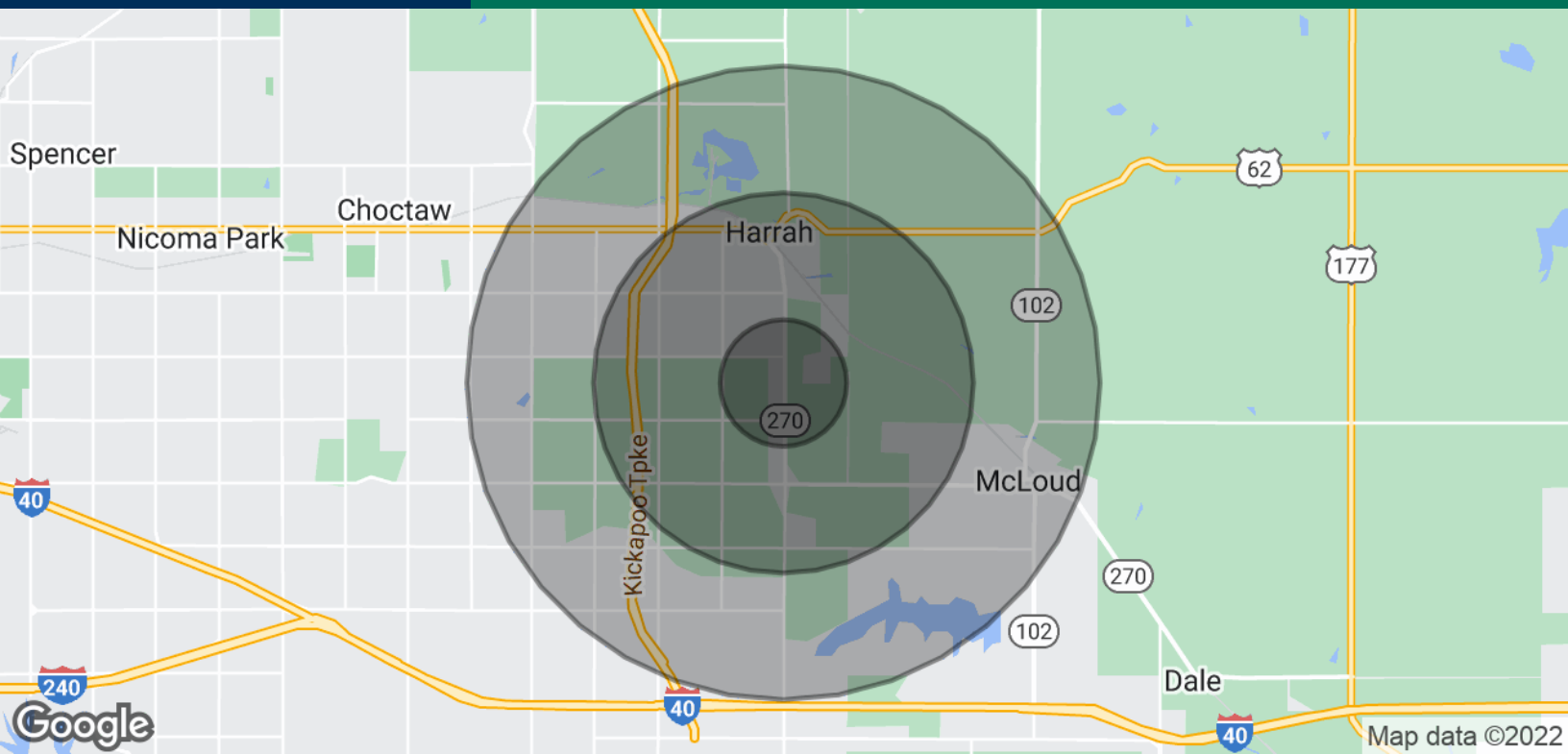
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,634	9,322	18,578
Average Age	35.4	38.4	39.7
Average Age (Male)	37.1	37.5	37.6
Average Age (Female)	35.7	40.1	41.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	651	3,487	6,977
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$75,888	\$69,434	\$75,864
Average House Value	\$362,047	\$269,022	\$254,923

* Demographic data derived from 2020 ACS - US Census

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