



RETAIL NOW AVAILABLE- FOR SALE OR LEASE

| | |
|----------------|----------------------------|
| Sale Price: | \$600,000 |
| Lease Rate: | Negotiable |
| Available SF: | 3,500 SF |
| Lot Size: | 0.53 Acres |
| Building Size: | 5,037 SF |
| Cross Streets: | N. Billen Ave & NW 23rd |
| | 03252020 |

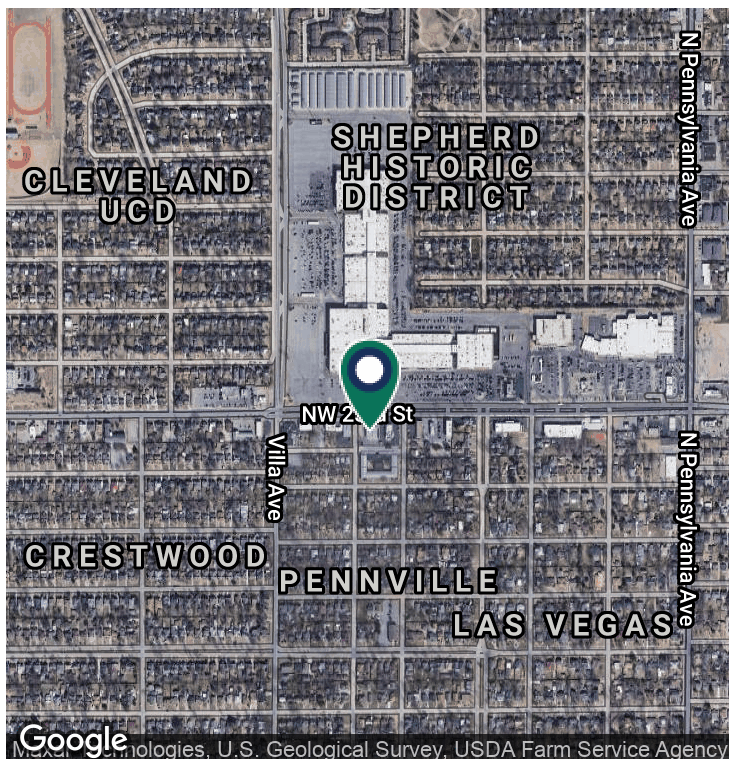
PROPERTY OVERVIEW

The street front Property is for sale, as well as remains for lease.

LOCATION OVERVIEW

End cap space available on NW 23rd Street directly across from Shepard Mall.

In between May Avenue and Pennsylvania this 3,500 sf space would be a great use for a retailer seeking a location in the growing and emerging 23rd Street corridor of Oklahoma City.



DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

| | |
|---------------------|-----------|
| Total Population | 98,421 |
| Population Density | 98,421 |
| Median Age | 34.6 |
| Median Age (Male) | 34.1 |
| Median Age (Female) | 34.8 |
| Total Households | 42,582 |
| # of Persons Per HH | 2.3 |
| Average HH Income | \$50,993 |
| Average House Value | \$149,409 |

TRAFFIC COUNTS (PER ACOG)

| | | |
|---------|------|--------|
| NW 23rd | East | 22,276 |
| NW 23rd | West | 19,167 |

EV ERNST
405.843.7474
eernst@priceedwards.com
priceedwards.com

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.