



FOR LEASE | RETAIL

# DEL CITY BLDG #2 FOR LEASE

4407 - 4421 SE 29th St & 2901 - 2915 Epperly, Del City, OK 73115



## LEASE OVERVIEW

|                |                            |
|----------------|----------------------------|
| AVAILABLE SF:  | 2,015 SF                   |
| LEASE RATE:    | \$7.50 SF/Yr (Gross)       |
| LOT SIZE:      | 1.2 Acres                  |
| BUILDING SIZE: | 23,415 SF                  |
| YEAR BUILT:    | 1952                       |
| RENOVATED:     | 2014                       |
| ZONING:        | Community Commercial [C-3] |
| CROSS STREETS: | SE 29th St. & Epperly Dr.  |

## PROPERTY DESCRIPTION

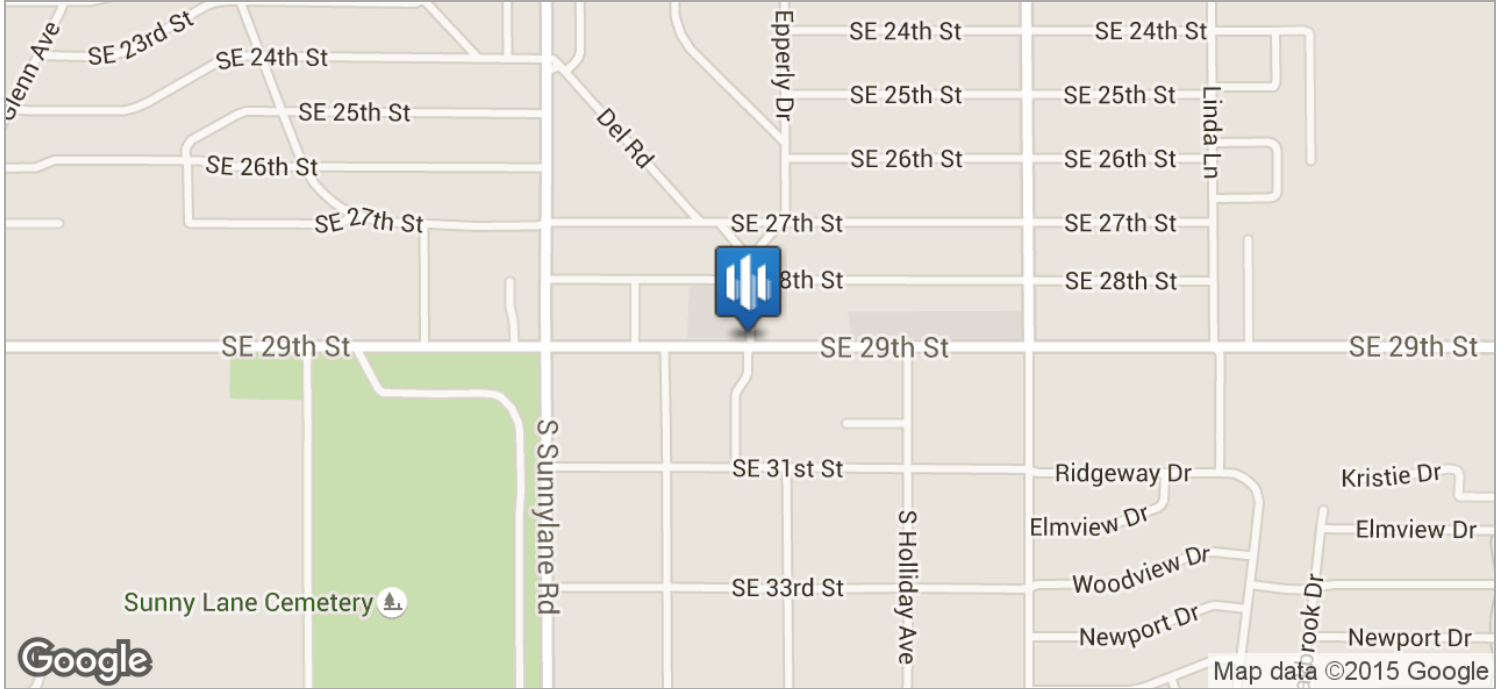
- Corner strip center building for lease
- High traffic area located on SE 29th Street
- Ample surface parking
- Currently 91% occupied
- Anchored by Gregory's Sporting Goods



FOR LEASE | RETAIL

# DEL CITY BLDG #2 FOR LEASE

4407 - 4421 SE 29th St & 2901 - 2915 Epperly, Del City, OK 73115



**Sperry Van Ness.**  
Commercial Real Estate Advisors

**ANDREW HWANG, JD**  
Associate Advisor  
405.602.2591  
andrew.hwang@svn.com

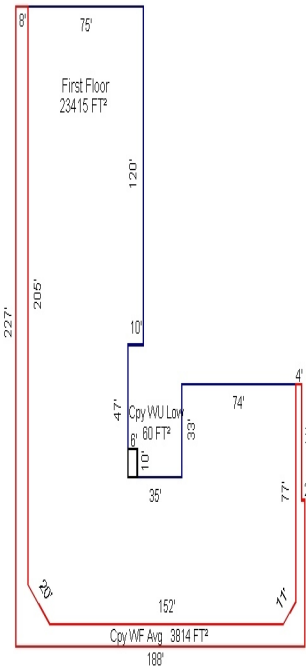
All Sperry Van Ness® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR LEASE | RETAIL

# DEL CITY BLDG #2 FOR LEASE

4407 - 4421 SE 29th St & 2901 - 2915 Epperly, Del City, OK 73115



Sketch by Apex I™



**ANDREW HWANG, JD**

Associate Advisor  
405.602.2591  
andrew.hwang@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR LEASE | RETAIL

# DEL CITY BLDG #2 FOR LEASE

4407 - 4421 SE 29th St & 2901 - 2915 Epperly, Del City, OK 73115

|                    |                      |                    |          |
|--------------------|----------------------|--------------------|----------|
| <b>Lease Rate:</b> | \$7.50 SF/YR (GROSS) | <b>Total Space</b> | 2,015 SF |
| <b>Lease Type:</b> | Gross                | <b>Lease Term:</b> |          |

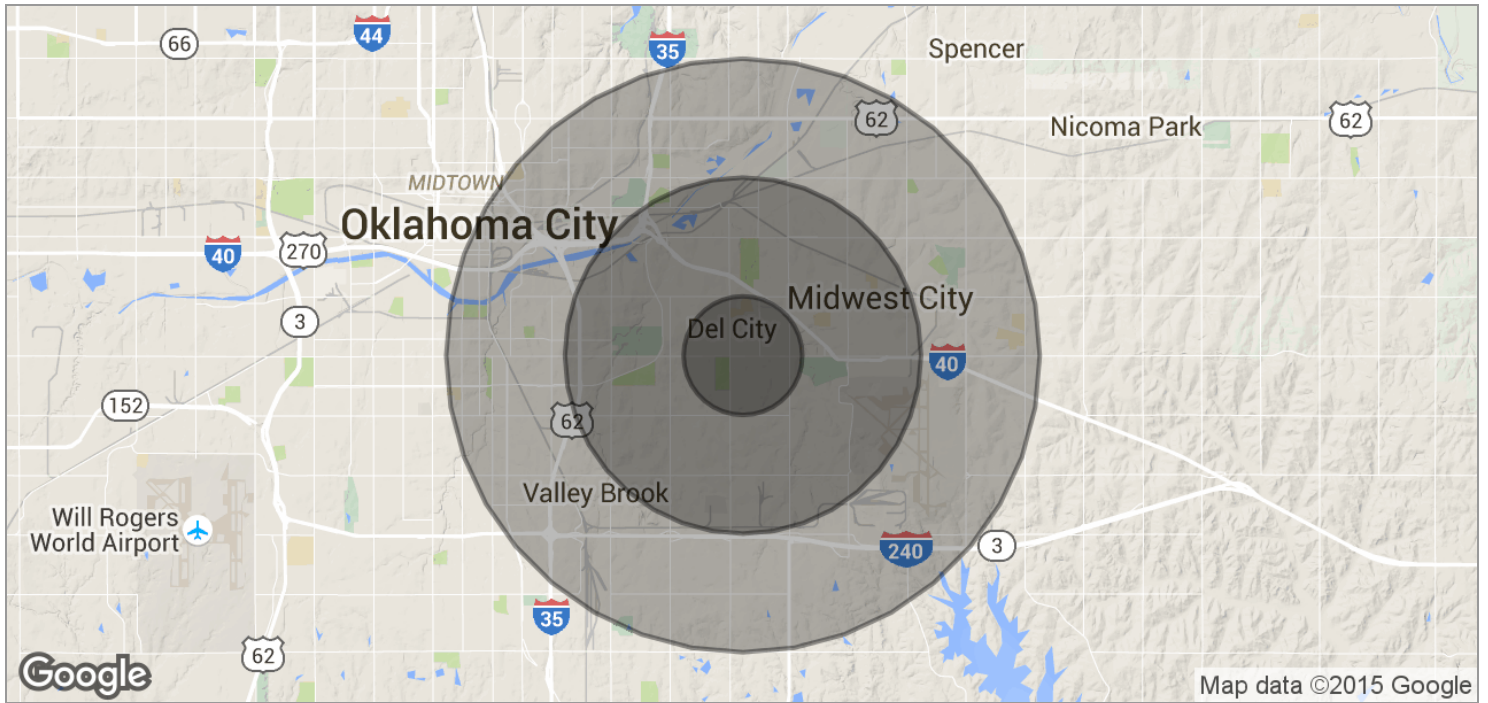
| SPACE            | SPACE USE    | LEASE RATE   | LEASE TYPE | SIZE (SF) | TERM      | COMMENTS   |
|------------------|--------------|--------------|------------|-----------|-----------|--|
| 2905 Epperly Dr. | Strip Center | \$7.50 SF/YR | Gross      | 2,015 SF  | 36 months | Former office space that is newly remodeled with an ADA bathroom, paint, ceiling, and lights |



FOR LEASE | RETAIL

# DEL CITY BLDG #2 FOR LEASE

4407 - 4421 SE 29th St & 2901 - 2915 Epperly, Del City, OK 73115



| POPULATION          | 1 MILE   | 3 MILES  | 5 MILES  |
|---------------------|----------|----------|----------|
| TOTAL POPULATION    | 11,383   | 59,777   | 126,820  |
| MEDIAN AGE          | 32.9     | 32.0     | 32.3     |
| MEDIAN AGE (MALE)   | 31.9     | 30.5     | 31.6     |
| MEDIAN AGE (FEMALE) | 33.9     | 33.2     | 33.3     |
| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES  | 5 MILES  |
| TOTAL HOUSEHOLDS    | 4,370    | 22,992   | 48,914   |
| # OF PERSONS PER HH | 2.6      | 2.6      | 2.6      |
| AVERAGE HH INCOME   | \$47,604 | \$48,509 | \$45,449 |
| AVERAGE HOUSE VALUE | \$66,344 | \$75,896 | \$88,422 |



FOR LEASE | RETAIL

# DEL CITY BLDG #2 FOR LEASE

4407 - 4421 SE 29th St & 2901 - 2915 Epperly, Del City, OK 73115



## Andrew Hwang, JD

Associate Advisor  
Sperry Van Ness/Land Run Commercial

Andrew Hwang is a commercial real estate broker with SVN Land Run. Andrew is also a second generation business owner of KOMEX, LTD, a regional building maintenance company, and an attorney at Riggs, Abney, Neal, Turpen, Orbison, Lewis.

He is a member of the Oklahoma Bar Association, Urban Land Institute, Commercial Real Estate Council, International Council of Shopping Centers. and serves as the President of the University of Michigan-OKC Alumni Association.

Andrew received his Bachelor of Arts in Economics at the University of Michigan-Ann Arbor and his Juris Doctor at the University of Oklahoma College of Law.

## Memberships & Affiliations

Oklahoma Bar Association  
Urban Land Institute  
Commercial Real Estate Counsel  
International Council of Shopping Center  
Awesome Foundation - Trustee  
Downtown YMCA  
Block 42 HOA - President  
University of Michigan OKC Alumni Association -  
President  
University of Michigan OKC Scholarship Committee -  
Chairman  
Mentoring Project - Mentor

OK #170740

Phone: 405.602.2591

Fax: 405.772.7299

Cell: 734.223.6284

Email: [andrew.hwang@svn.com](mailto:andrew.hwang@svn.com)

Address: 114 NW 6th Street  
Suite 102  
Oklahoma City, OK 73102



**ANDREW HWANG, JD**  
Associate Advisor  
405.602.2591  
[andrew.hwang@svn.com](mailto:andrew.hwang@svn.com)

All Sperry Van Ness® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.