

Lease Price: \$20.00/SF NNN  
NNN Charges: \$2.74/SF



## 2936 N.W. 23rd Street

Oklahoma City, Oklahoma 73107

### PROPERTY HIGHLIGHTS

- Great visibility frontage along 23rd Street
- Plenty of adjacent parking with an ADA spot rare along the 23rd St corridor (20 parking spaces total)
- Zoning allows for wide range of uses
- Corner lot, easy access from the North and West side of the building
- Standalone structure with a completely open layout for an easy build-out
- 400 Amp service panel, new gas service, 5-ton AC
- Billboard-size wall can be used for a unique advertising opportunity
- Private back patio accessible from parking lot for a potential Pick-up/Service window or modest seating
- 12' ceiling height
- Building renovations underway

TOTAL SF	1,800 SF on 0.06 Acres
BUILT	1951 / 2022
ZONED	C-3

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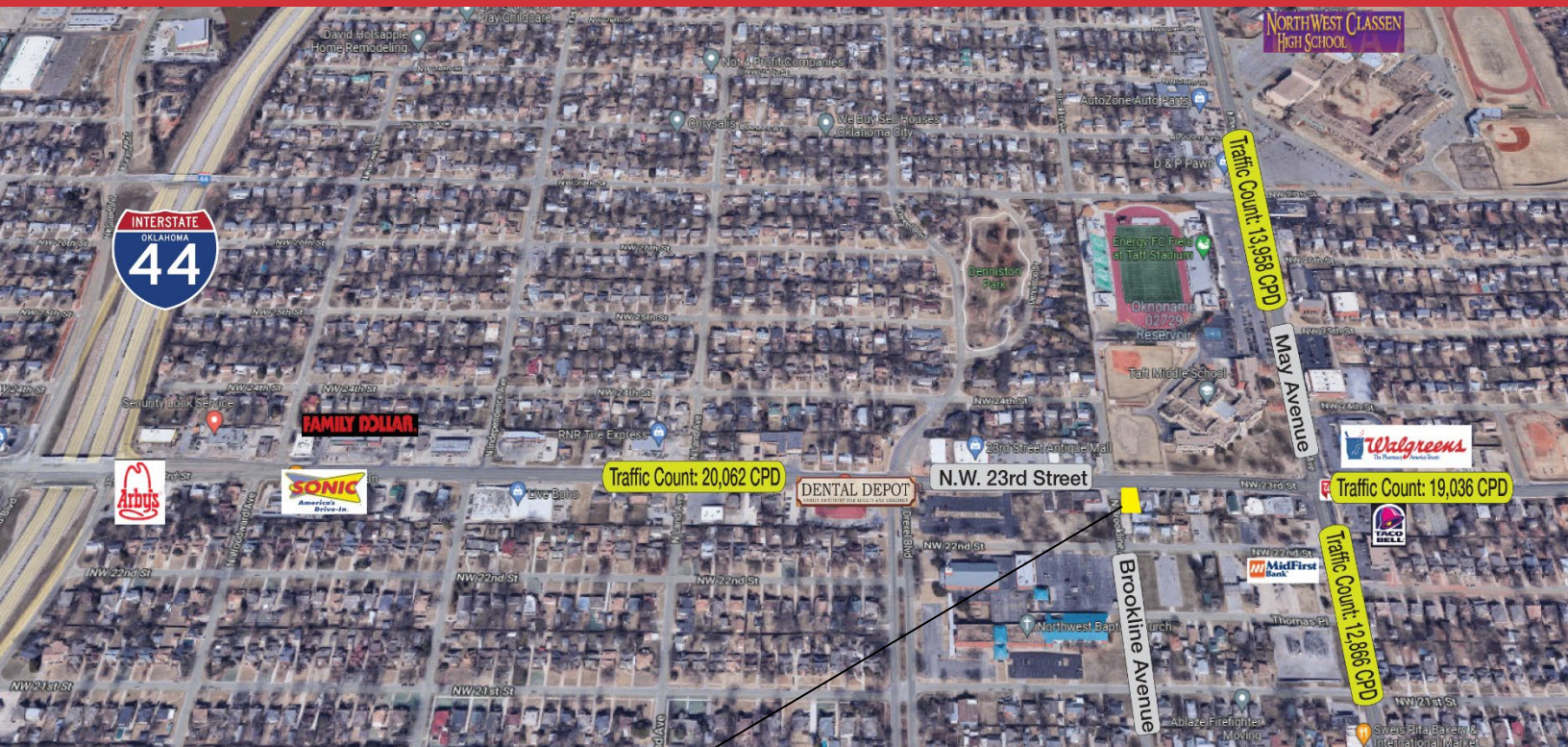
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Population	1 Mile: 15,635	3 Miles: 103,145	5 Miles: 236,333
Average Household Income	1 Mile: \$65,399	3 Miles: \$66,140	5 Miles: \$66,738
Total Households	1 Mile: 6,561	3 Miles: 43,736	5 Miles: 96,926

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