

2936 N.W. 23<sup>RD</sup> STREET  
OKLAHOMA CITY, OK 73107

Retail Building For Lease

Lease Price: \$20.00/SF/NNN

NNN Charges: \$2.74/SF

1,800 SF on 0.06 Acres MOL

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## 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)
- C-3 Zoning allows for wide range of uses
- 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

## LOCATION HIGHLIGHTS

- Corner lot, easy access from the North and West side of the building

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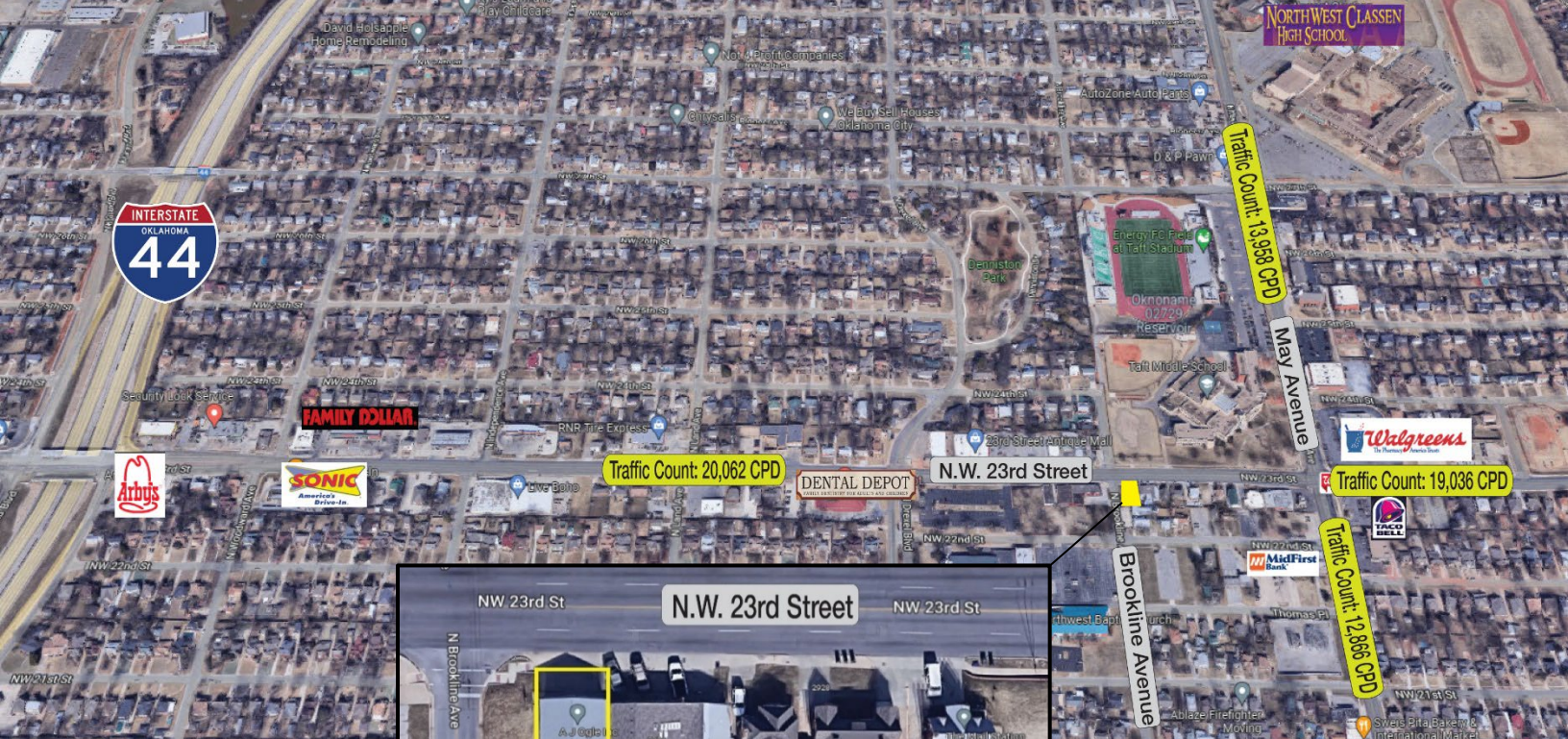
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	15,635	103,145	236,333
AVERAGE HOUSEHOLD INCOME	\$65,399	\$66,140	\$66,738
TOTAL HOUSEHOLDS	6,561	43,736	96,926

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