

Lease Price: \$1,200/Month  
Modified Gross



**5730-5800 N.W. 39th Street**  
Warr Acres, Oklahoma 73122

**PROPERTY HIGHLIGHTS**

- Great Tenant Mix
- Perfect for Retail/Office Space
- Pylon Sign Available
- On Busy 39th Expressway

**SUITES AVAILABLE**

- 5730: 1,300 SF

**LOCATION HIGHLIGHTS**

- Dense Populated Area
- High Traffic Area on N.W. 39th Expressway
- Minutes to Major Highways



|          |                        |
|----------|------------------------|
| TOTAL SF | 5,632 SF on 0.20 Acres |
| BUILT    | 1951                   |
| ZONED    | C-4 Warr Acres         |

**Amir Shams**  
**+1 405 313 0333**  
amir@naisullivangroup.com

**+1 405 840 0600 OFFICE**

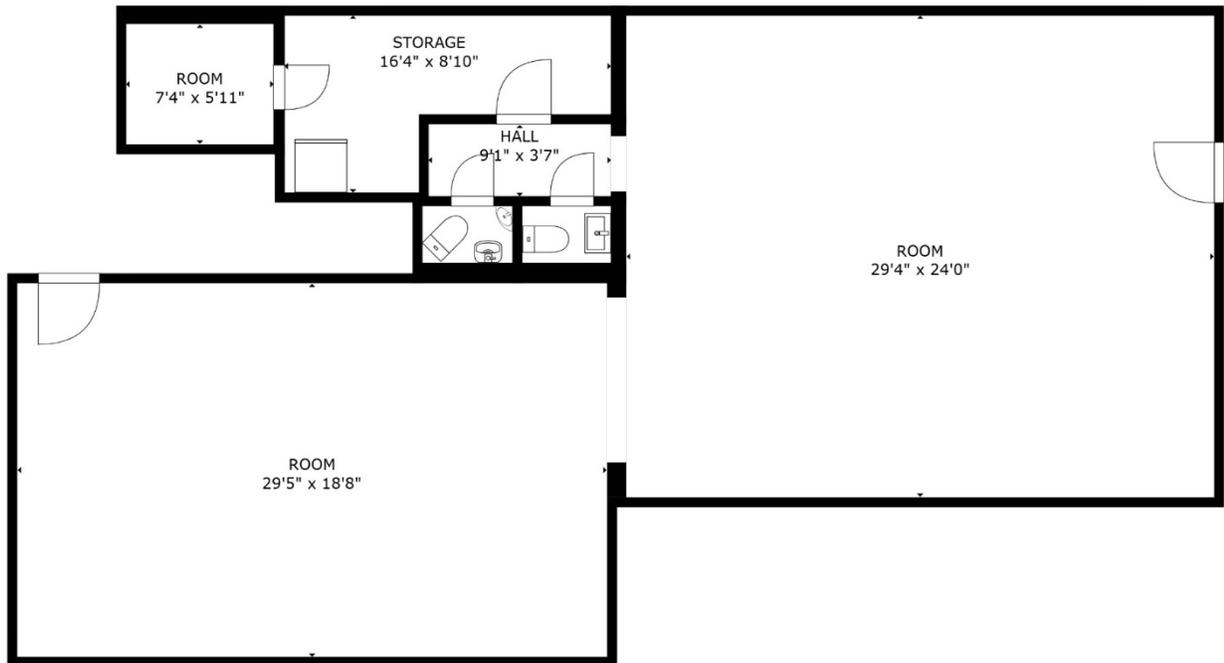
4045 N.W. 64<sup>th</sup> Street, Suite 340  
Oklahoma City, OK 73116

[www.naisullivangroup.com](http://www.naisullivangroup.com)



**Suite 5730: 1,300 SF**

- Previous Bar



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|                          |                     |                      |                      |
|--------------------------|---------------------|----------------------|----------------------|
| Population               | 1 Mile:<br>14,000   | 3 Miles:<br>101,028  | 5 Miles:<br>194,873  |
| Average Household Income | 1 Mile:<br>\$61,239 | 3 Miles:<br>\$60,805 | 5 Miles:<br>\$70,588 |
| Total Households         | 1 Mile:<br>5,689    | 3 Miles:<br>42,201   | 5 Miles:<br>81,721   |

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