Executive Summary



Details

Lease Rate:	$10 - 12 SF/yr (NNN)
Available SF:	2,500 SF
Lot Size:	0.16 Acres
Building Size:	2,500 SF

Highlights

- Lease Rate: $10:00 -$12:00 /NNN
- Size: 2,500 SF
- New HVAC, & Eletric
- LED Lighting
- 2 ADA Restrooms
- 1 private office
- Structure: Robust cinder block construction
- Accessibility: Immediate access to I-40, I-44, and the Central Business District
- Availability: Ready for immediate occupancy to qualifying businesses

Overview

Discover a prime 2,500 SF commercial space, adaptable for single or dual occupancy, in the heart of Oklahoma City's emerging West Village Arts District. Located just north of Oklahoma City Boulevard, this robust cinder block building offers unparalleled connectivity to I-40, I-44, and the Central Business District. Join a neighborhood on the rise, with recent developments like a new 7-11 and vibrant artistic community. Ready for immediate occupancy, this property features a 4 lots, 14,000 SF fenced-in yard, and vacated alley on the west side, with future development planned for Sheridan and the West Village Arts District. The landlord seeks a visionary tenant with long-term plans for OKC and a creative vision for this extraordinary, highly visible location. Be part of Oklahoma City's transformation and align your brand with its cultural and economic resurgence.

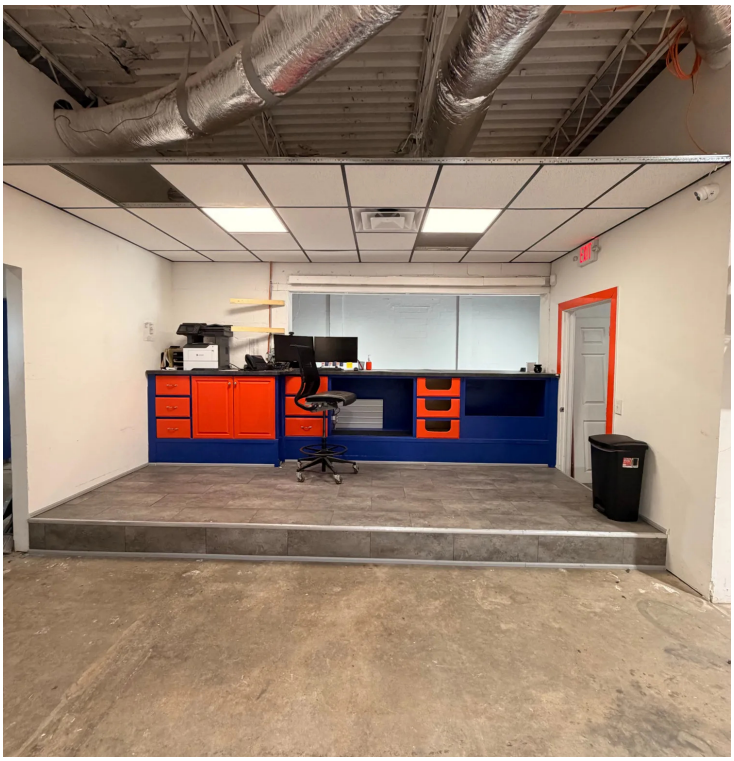
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Additional Photos







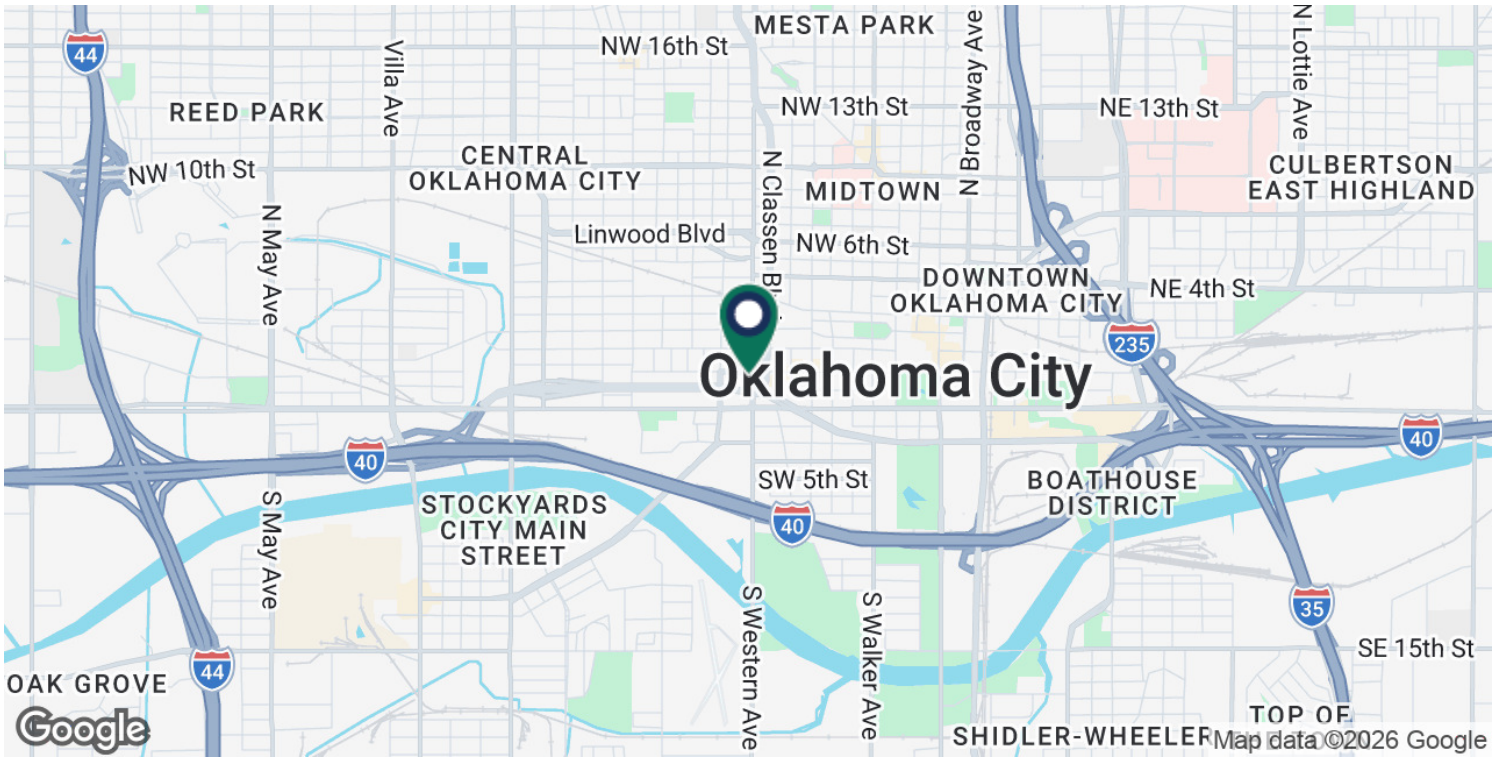


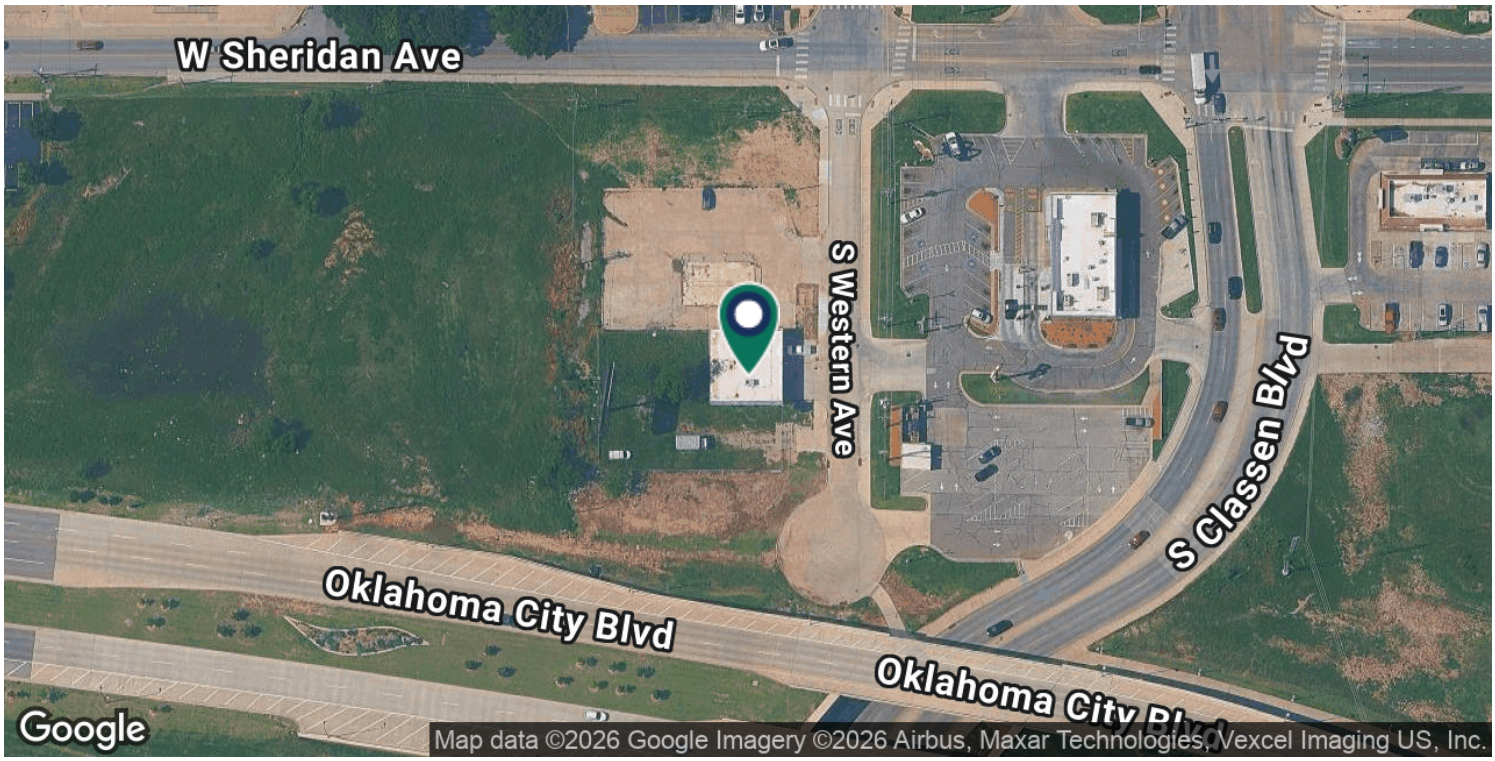
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Location Map



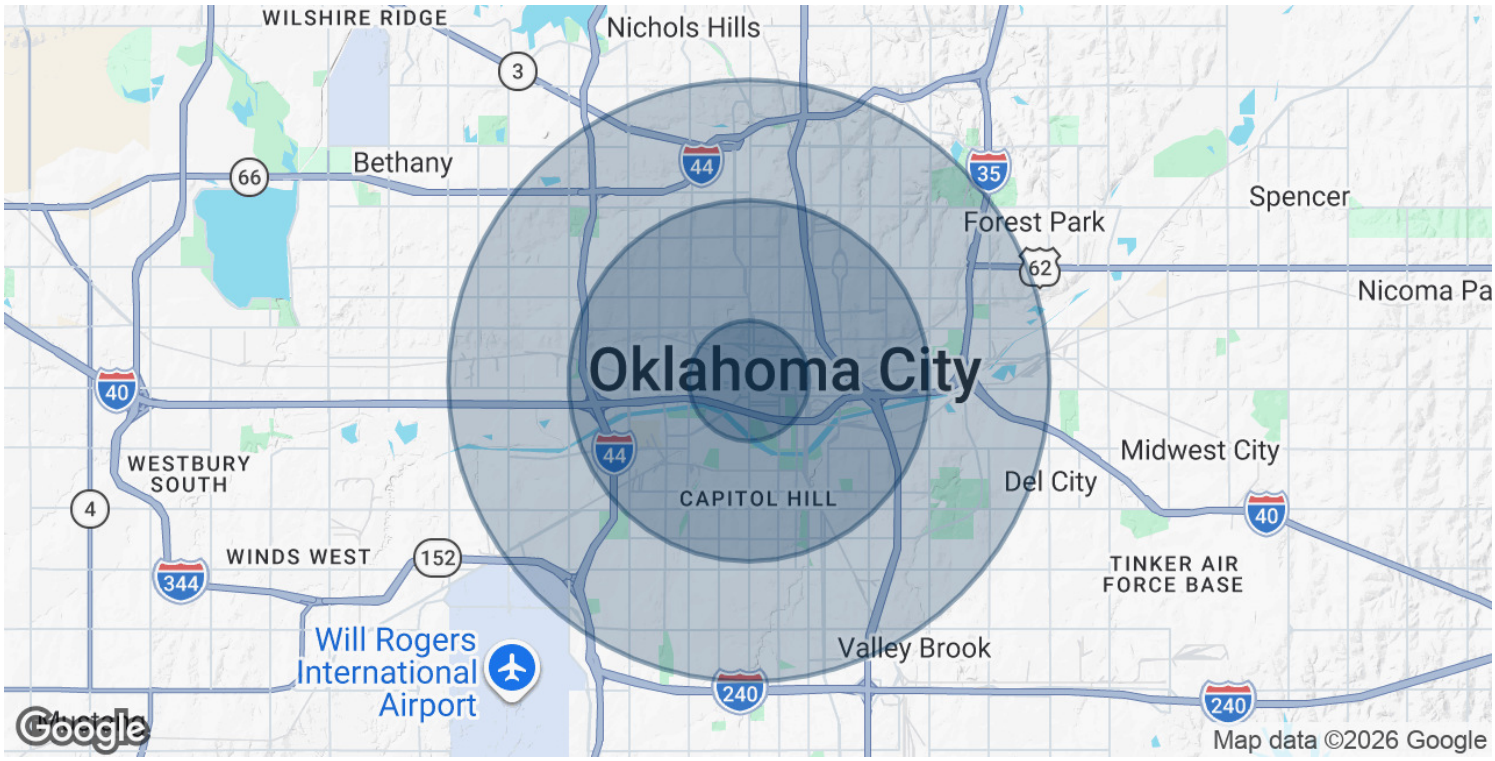


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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	7,204	85,597	229,078
Average Age	31.5	32.2	33.1
Average Age (Male)	33.0	32.5	32.6
Average Age (Female)	32.5	32.6	34.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,271	38,456	100,451
# of Persons per HH	3.2	2.2	2.3
Average HH Income	$54,825	$52,859	$49,255
Average House Value	$76,728	$127,725	$111,433

2020 American Community Survey (ACS) *10232026*

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