

EXECUTIVE SUMMARY



OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Lease Rate:    | \$12 SF/yr (NNN) |
| Building Size: | 12,000 SF        |
| Available SF:  | 1,200 SF         |
| Condition:     | White Box        |

PROPERTY OVERVIEW

For Lease: Prime retail/office opportunity located along NE 23rd Street, a rapidly evolving commercial corridor in Oklahoma City with strong daily traffic and neighborhood demand. This ±7,400 SF freestanding building offers excellent frontage, signage potential, and flexible layout suitable for retail, showroom, or service-based users. Positioned near established residential neighborhoods and ongoing redevelopment activity, the property benefits from strong visibility and accessibility. Ideal for an owner-user or investor seeking value-add potential in an emerging corridor with continued revitalization momentum.

PROPERTY HIGHLIGHTS

- Prominent frontage on NE 23rd Street with strong signage visibility
- Surrounded by dense residential neighborhoods driving consistent demand
- Ample on-site parking for customers and employees

| SPACES  | LEASE RATE    | SPACE SIZE |
|---------|---------------|------------|
| Suite B | \$12.00 SF/yr | 1,200 SF   |
| Suite C | \$12.00 SF/yr | 1,200 SF   |
| Suite D | \$12.00 SF/yr | 1,200 SF   |

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1820 NORTHEAST 23RD ST  
1820 NORTHEAST 23RD ST | OKLAHOMA CITY, OK 73117



## ADDITIONAL PHOTOS

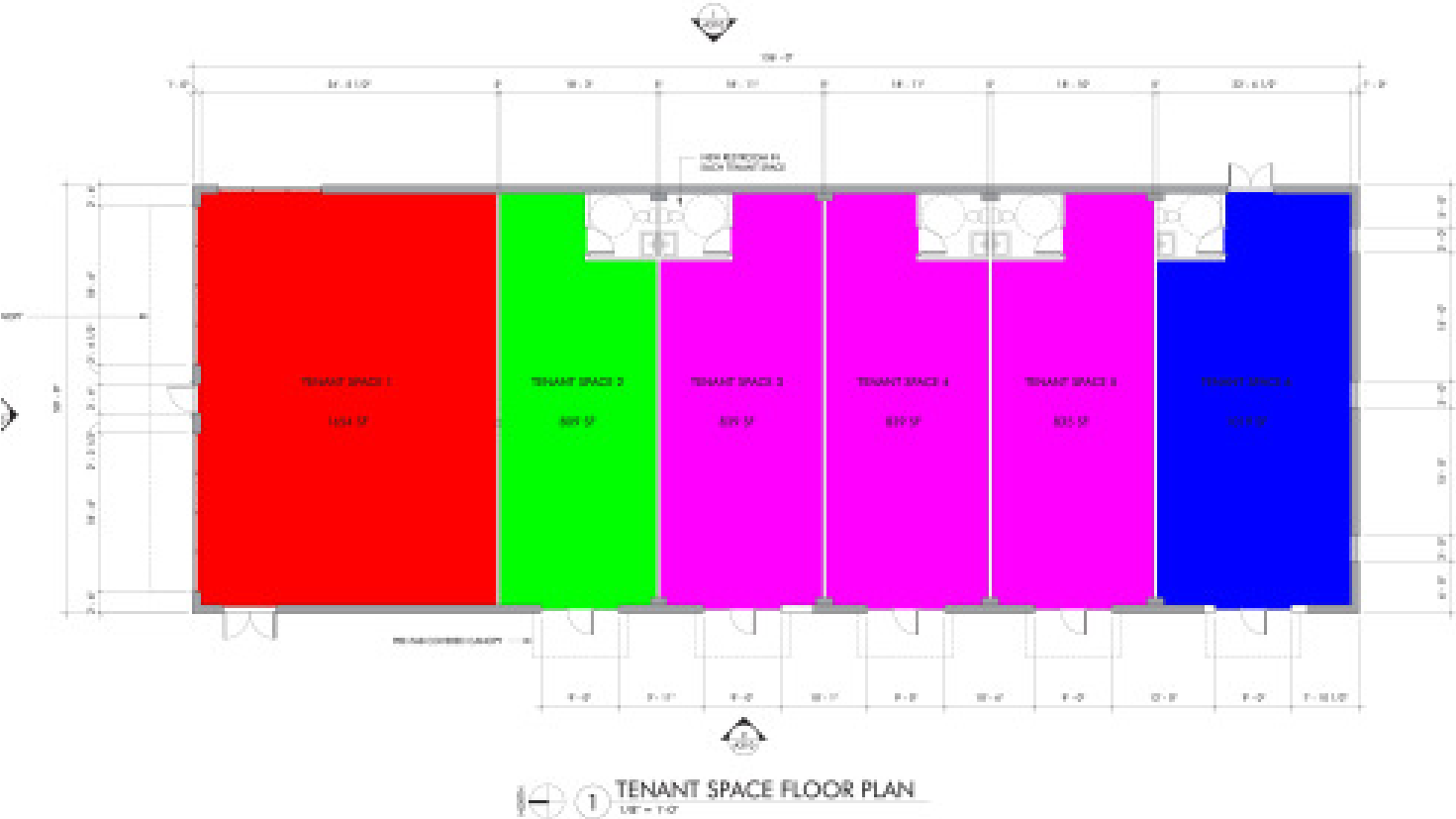


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FLOOR PLAN

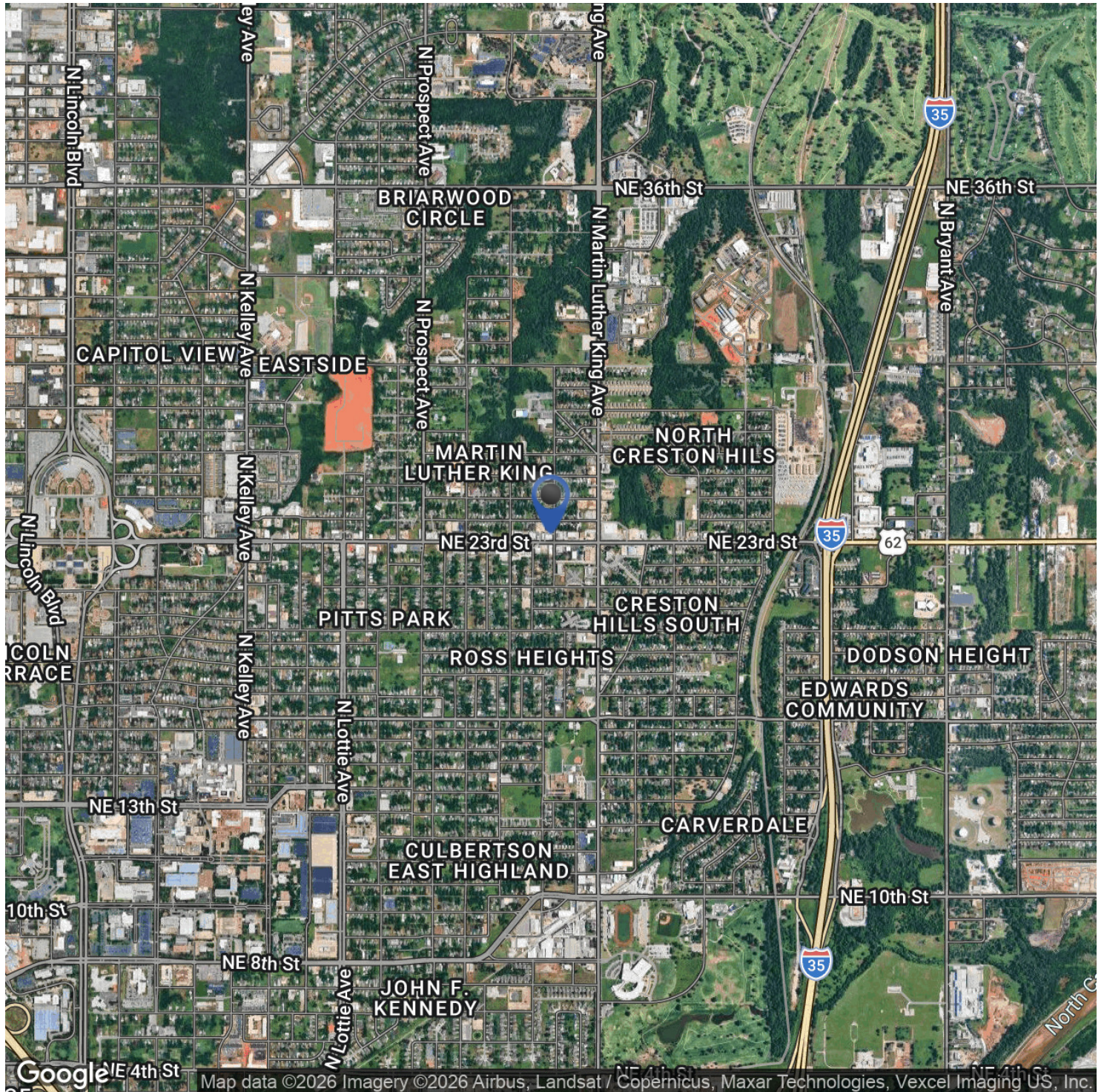
1820 NE 23<sup>rd</sup> Street Project Tenant Floor



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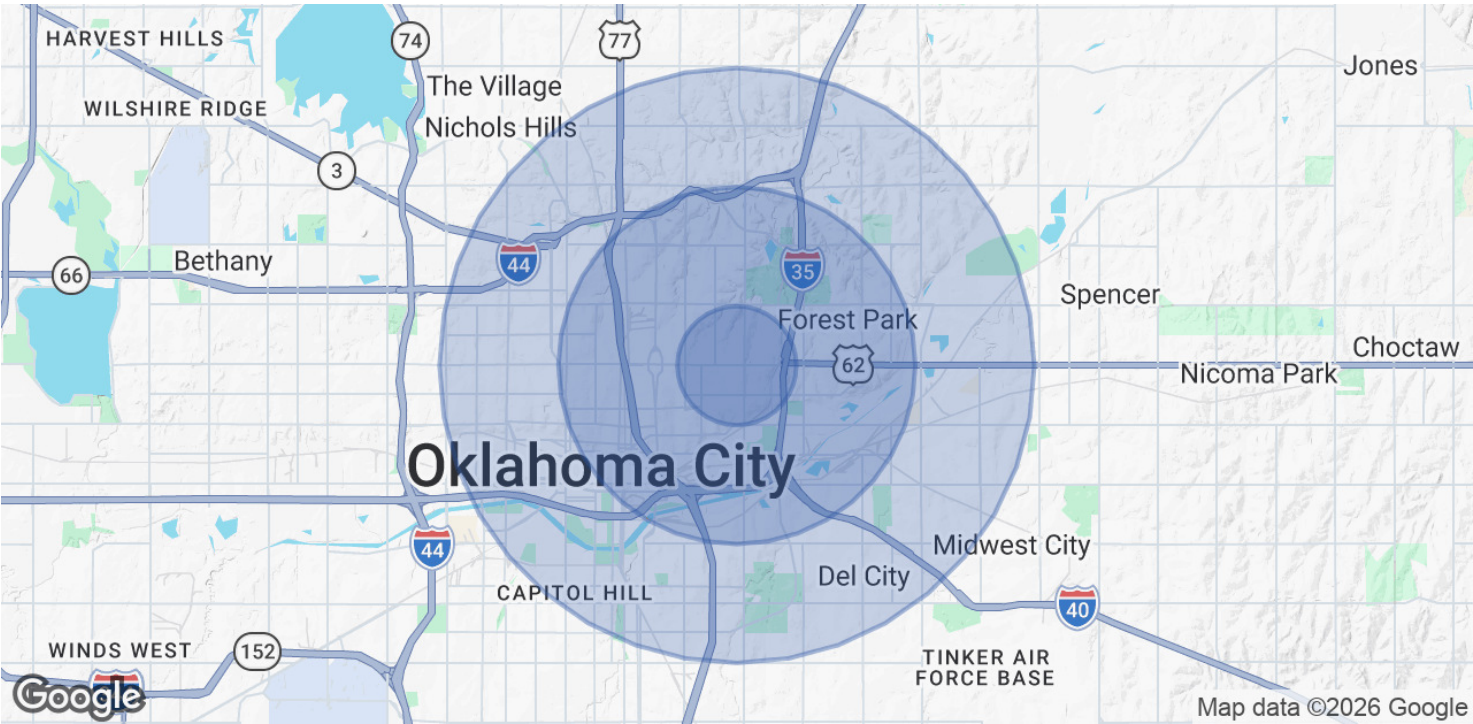
## LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 7,887  | 42,164  | 141,607 |
| Average Age          | 36.4   | 37.1    | 35.7    |
| Average Age (Male)   | 33.7   | 36.3    | 35.6    |
| Average Age (Female) | 38.1   | 37.2    | 36.0    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,467     | 20,692    | 62,081    |
| # of Persons per HH | 2.3       | 2.0       | 2.3       |
| Average HH Income   | \$41,775  | \$80,425  | \$78,414  |
| Average House Value | \$161,678 | \$254,244 | \$211,520 |

2023 American Community Survey (ACS)

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