

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Nestled within the vibrant community of Moore, Oklahoma, this retail strip at 1210 NW 12th St. is located just west of the bustling intersection of 12th Street and Santa Fe. Its strategic positioning ensures high visibility and foot traffic, making it an ideal destination for businesses seeking maximum exposure. This property includes highly visible signage facing north towards 12th Street.

PROPERTY HIGHLIGHTS

- Great co-tenancy
- High visibility
- High traffic counts
- Sufficient parking
- Attractive Design

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)	
NNN Rate:	\$2.75 SF/yr	
Number of Units:	2	
Available SF:	890 - 2,090 SF	
Lot Size:	1.03 Acres	
Building Size:	7,200 SF	

Suite 1206	\$1,775.00/month	1,200 SF
Suite 1208	\$1,315.00/month	890 SF

camden@creekcre.com
727.946.3333
CAMDEN NIGHTENGALE

aden@creekcre.com
405.210.3910
ADEN STRUBLE

SITE PLANS



camden@creekcre.com
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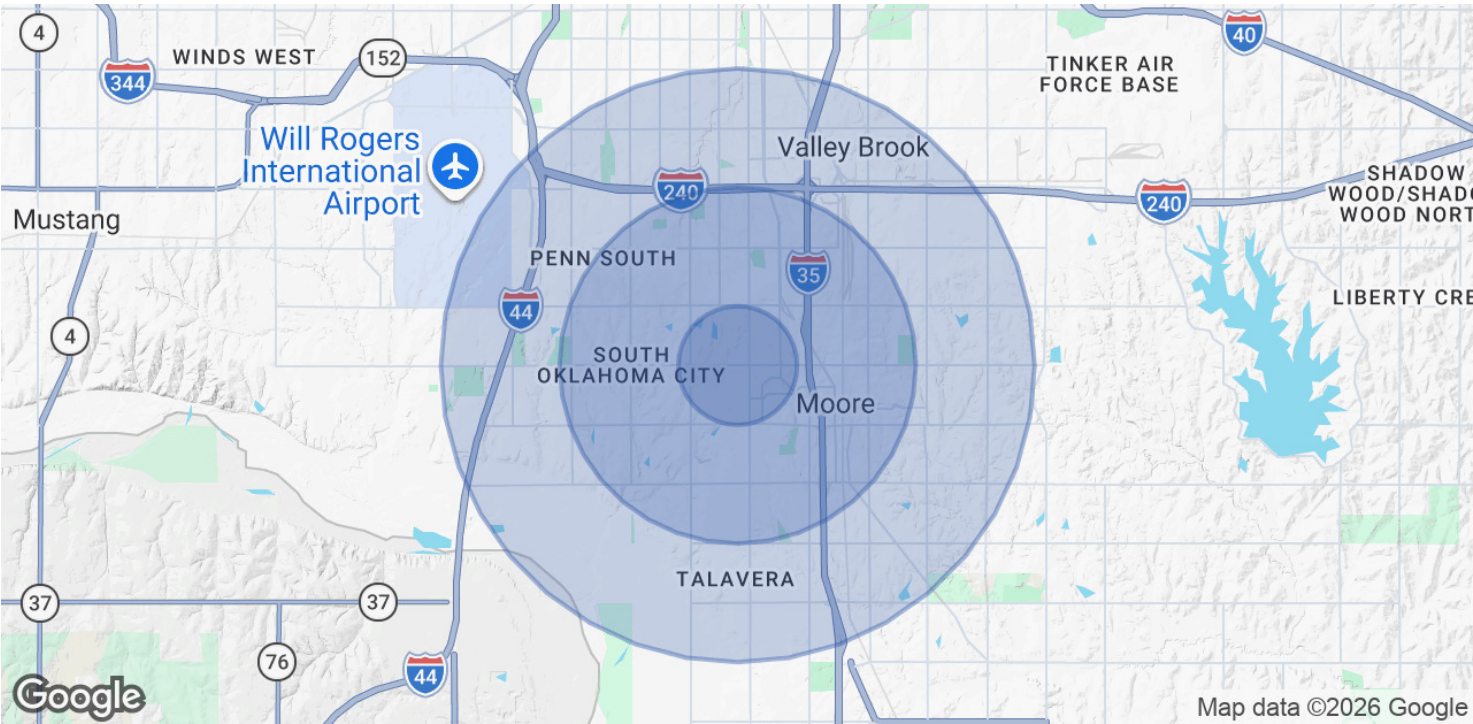
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,175	93,100	188,201
Average Age	38	39	38
Average Age (Male)	36	38	36
Average Age (Female)	40	40	39

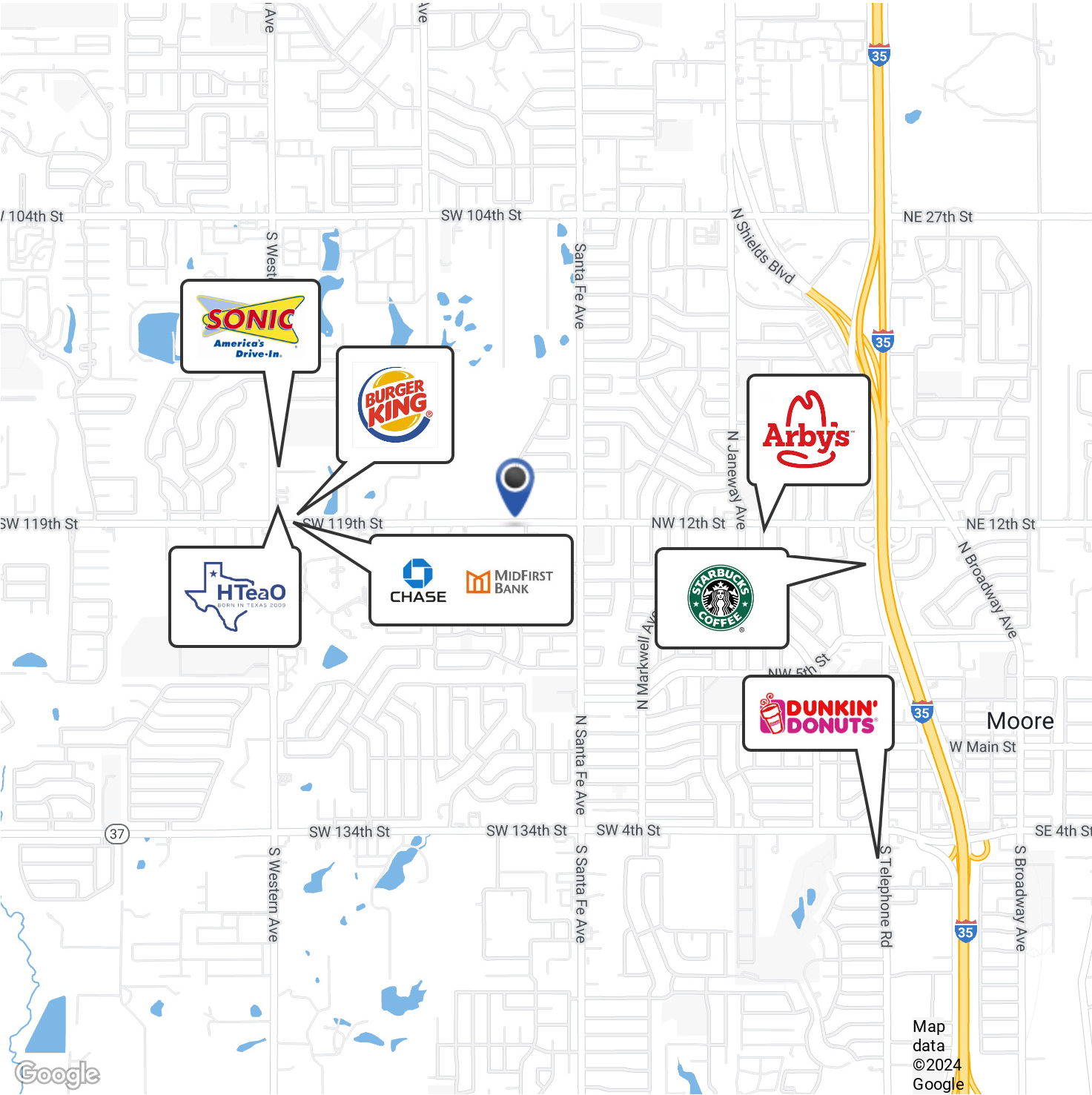
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,953	36,600	70,915
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$73,904	\$85,733	\$81,570
Average House Value	\$187,969	\$231,740	\$214,268

2020 American Community Survey (ACS)

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RETAILER MAP



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