

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr (NNN)
Building Size:	13,500 SF
Available SF:	1,500 - 6,000 SF
Lot Size:	3.88 Acres
Units Available:	6
Year Built:	2022
Submarket:	Eastern

PROPERTY OVERVIEW

Freestanding retail center located right off Kickapoo Turnpike in Harrah/Choctaw on the corner of NE 23rd St & N Luther Rd. Currently have four (4) shell space suites available for lease at 1,500sqft each / can be combined up to 3,000sqft.

SPACES	LEASE RATE	SPACE SIZE
Suites 102-105	\$14.50 SF/yr	1,500 - 6,000 SF

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RETAIL & STORAGE



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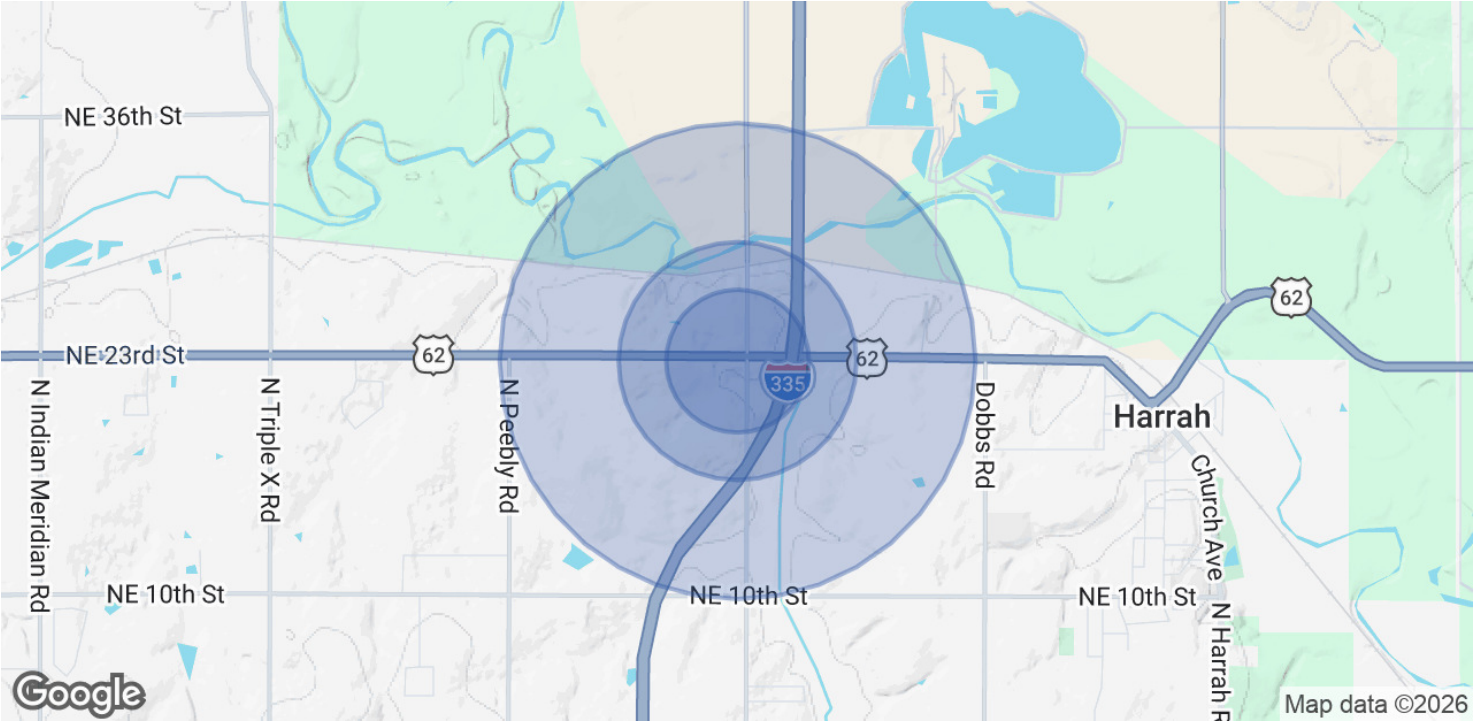
BUILD TO SUIT CONCEPTS



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	43	177	613
Average Age	43	43	43
Average Age (Male)	42	41	41
Average Age (Female)	43	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	74	250
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$96,569	\$91,366	\$84,011
Average House Value	\$284,993	\$285,625	\$286,359

2020 American Community Survey (ACS)

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