Executive Summary



Details

Lease Rate:	$14.50 SF/yr (NNN)
Number of Units:	6
Available SF:	1,500 - 3,000 SF
Lot Size:	3.88 Acres
Building Size:	13,500 SF
Cross Streets:	NE 23rd St & N Luther Rd
Submarket:	Eastern

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 1,500 sq ft each / can be combined up to 3,000 sq ft. Build-to-Suit is being offered.

Spaces	Lease Rate	Space Size
Suites 103-104	$14.50 SF/yr NNN	1,500 - 3,000 SF
Suites 106-107	$14.50 SF/yr NNN	1,500 - 3,000 SF

JASON HOGSETT
405.919.5658
jhogsett@creekpe.com

LUKE ALLISON
405.740.5993
lallison@creekpe.com

Additional Photos





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lallison@creekpe.com

Build To Suit Concepts





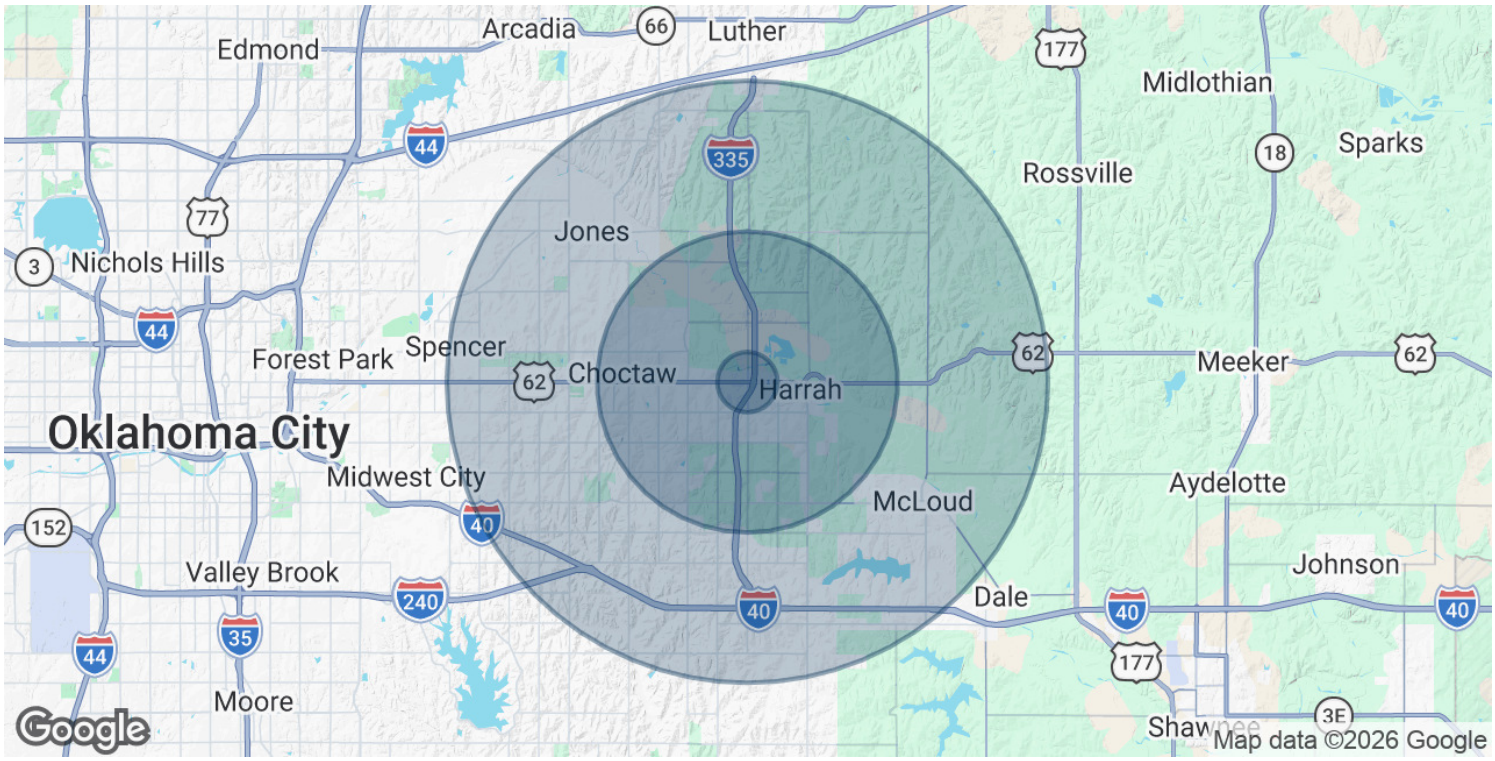




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Demographics Map & Report



Population	1 Mile	5 Miles	10 Miles
Total Population	967	21,767	83,837
Average Age	35.8	39.9	40.9
Average Age (Male)	36.6	37.7	39.7
Average Age (Female)	35.4	42.0	42.0

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	336	7,694	30,791
# of Persons per HH	2.9	2.8	2.7
Average HH Income	$81,700	$108,644	$98,706
Average House Value	$238,363	$241,954	$218,976

2023 American Community Survey (ACS) *11042026*

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