

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$10.00 SF/yr (MG)
Lot Size:	1.38 Acres
Building Size:	9,232 SF
Zoning:	C-3
Market:	Oklahoma City Metro
Submarket:	Del City

PROPERTY OVERVIEW

Affordable retail space with great street visibility to Sunnylane.

PROPERTY HIGHLIGHTS

- Great Street Visibility
- Ample Parking
- Service Oriented Co-Tenancy
- 2nd Generation Insurance Office

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ADEN STRUBLE

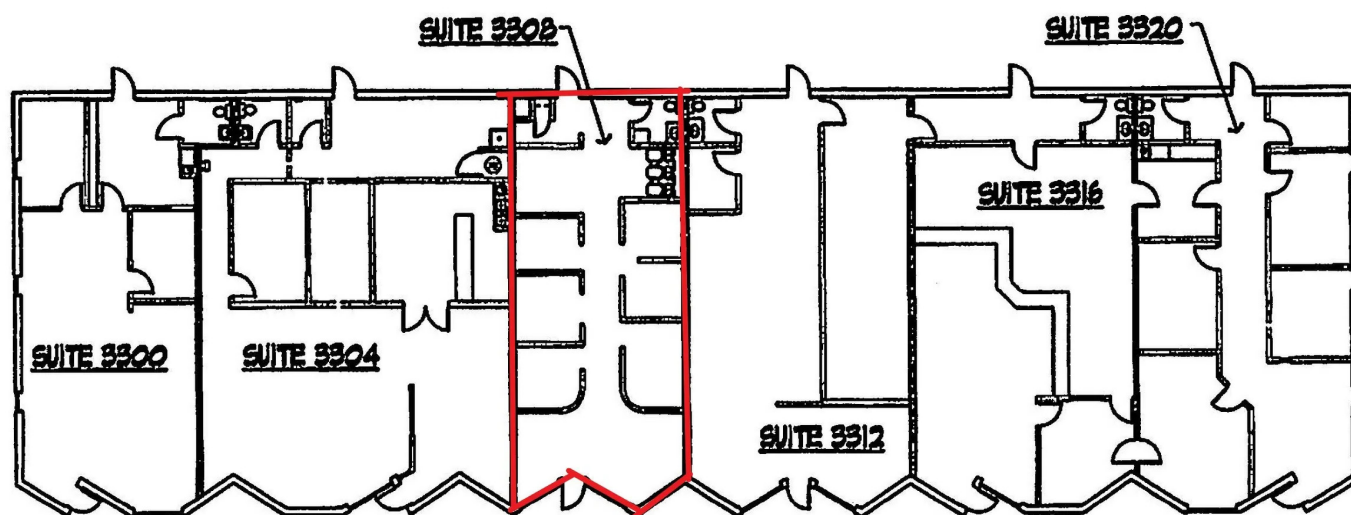
ADDITIONAL PHOTOS



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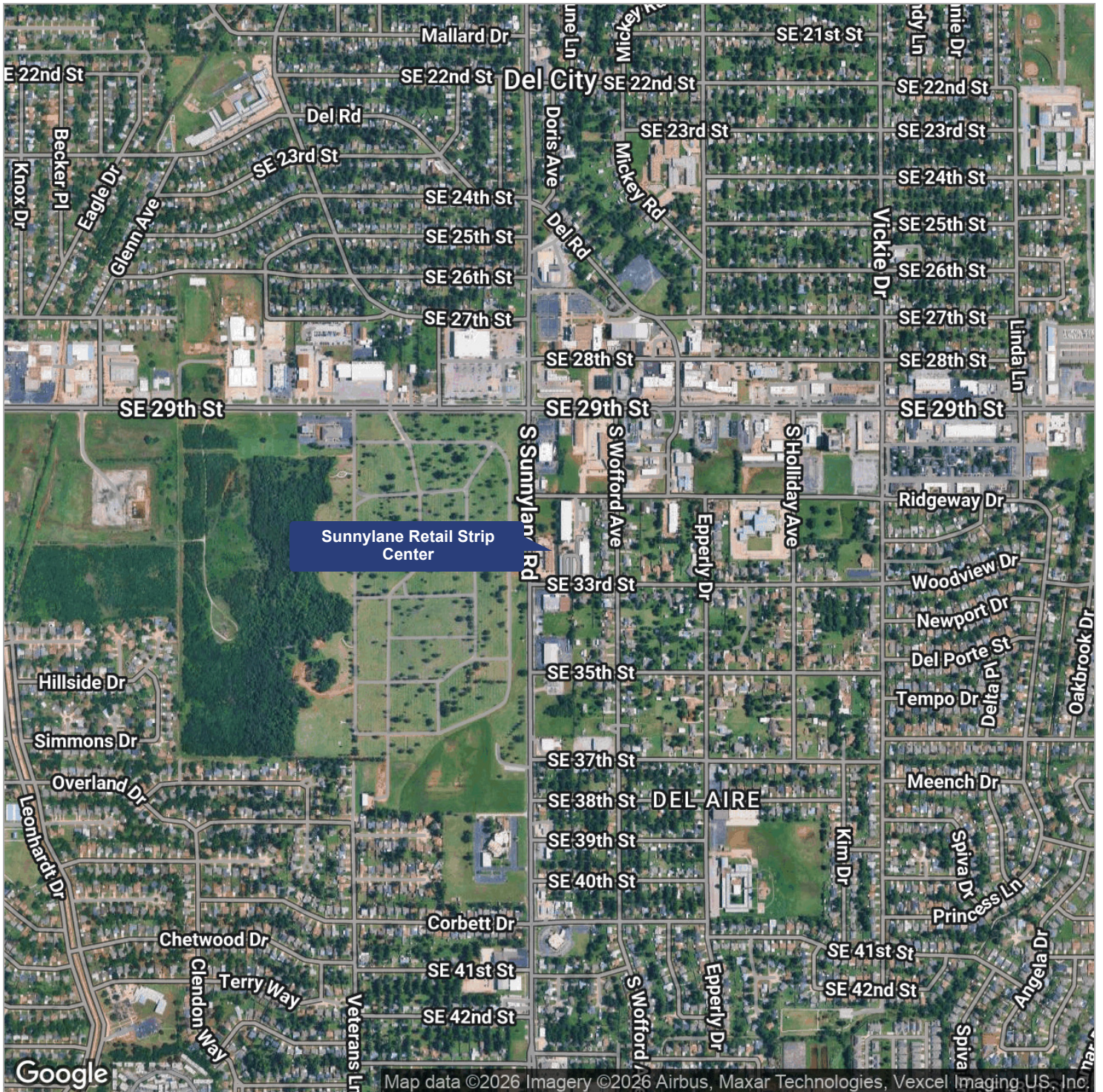
SITE PLANS



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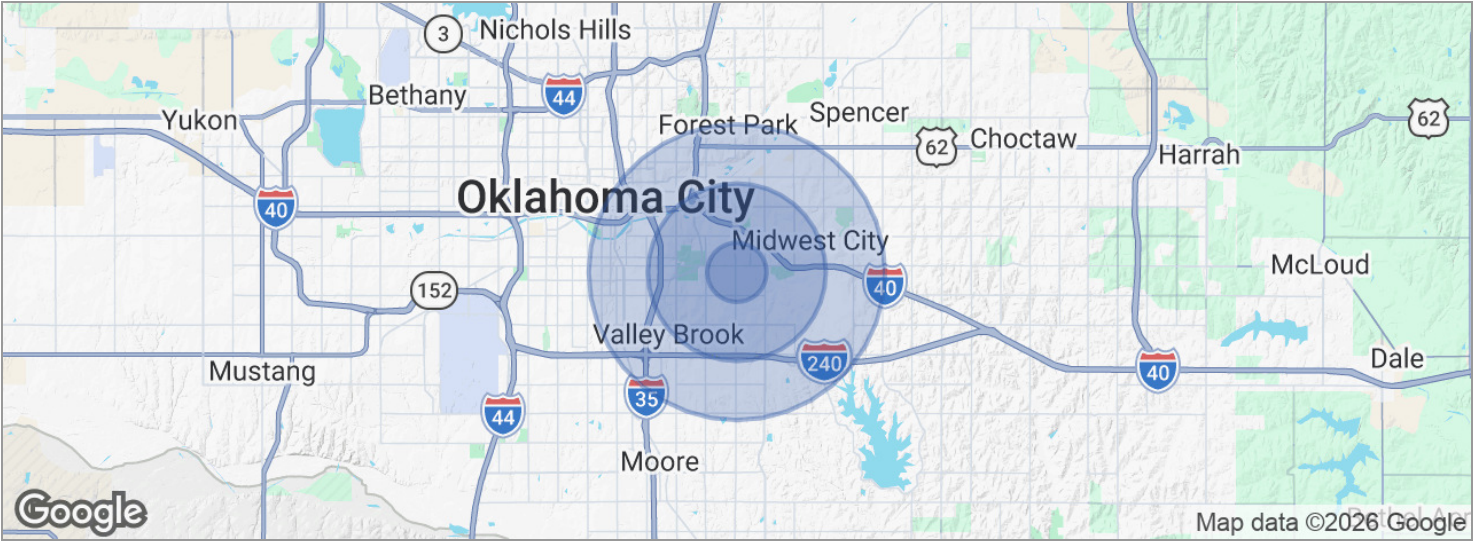
AERIAL MAP



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,907	57,553	128,130
Median age	32.1	31.7	32.3
Median age (Male)	30.9	30.2	31.5
Median age (Female)	33.1	32.8	33.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,505	21,824	49,104
# of persons per HH	2.6	2.6	2.6
Average HH income	\$48,850	\$48,060	\$45,334
Average house value	\$64,889	\$71,970	\$88,379

* Demographic data derived from 2020 ACS - US Census

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