

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Building Size:	6,800 SF
Available SF:	880 SF
Lot Size:	0.714 Acres
Year Built:	1993
Renovated:	2014
Market:	NW Oklahoma City

PROPERTY OVERVIEW

Small shop space facing Hefner Road directly in front of Crest Foods. Great opportunity at busy NW OKC intersection.

PROPERTY HIGHLIGHTS

- Great Visibility
- Ample Parking
- Busy Intersection
- Pylon Sign

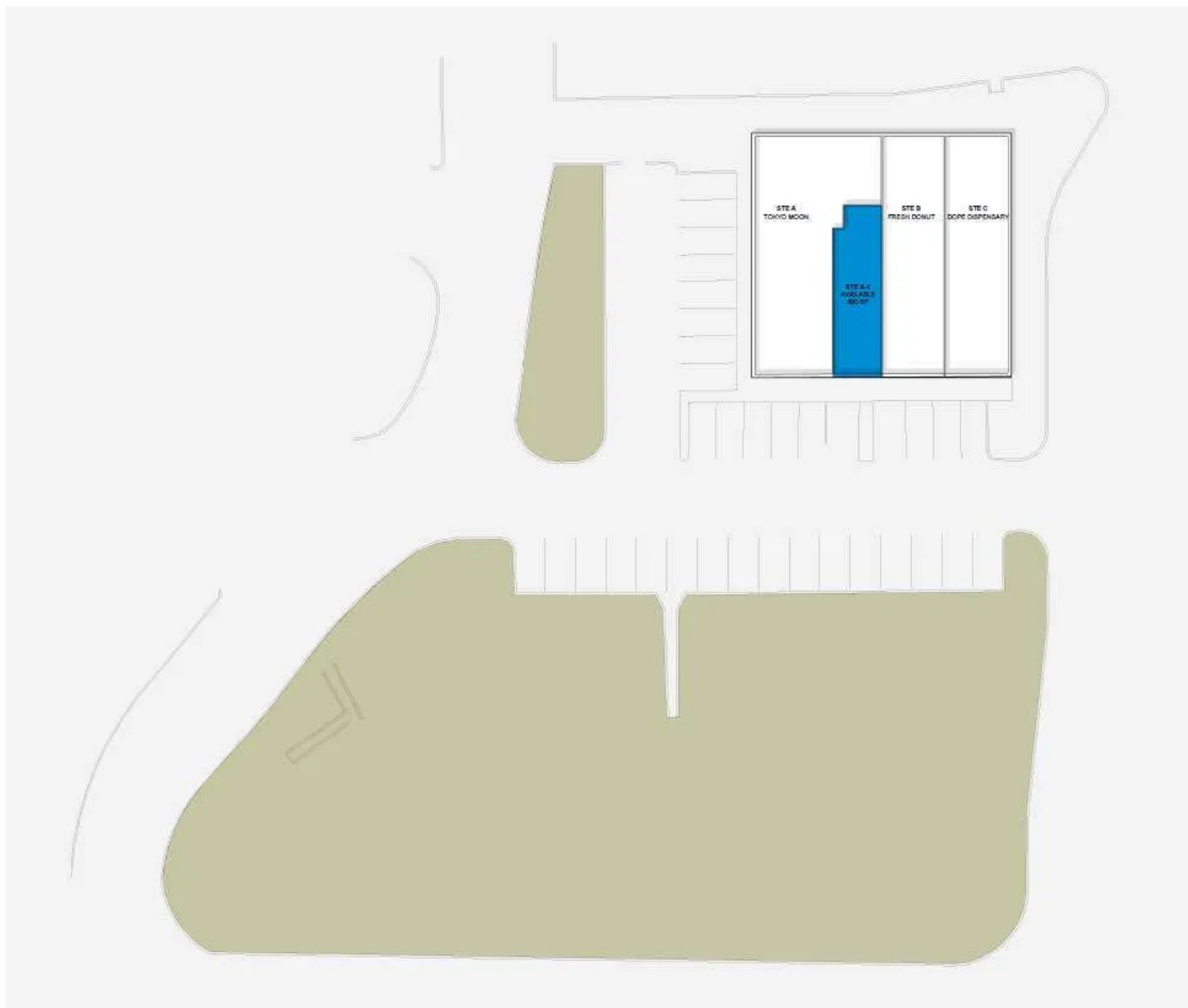
ethan@creekcre.com
ETHAN SLAVIN
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ADDITIONAL PHOTOS



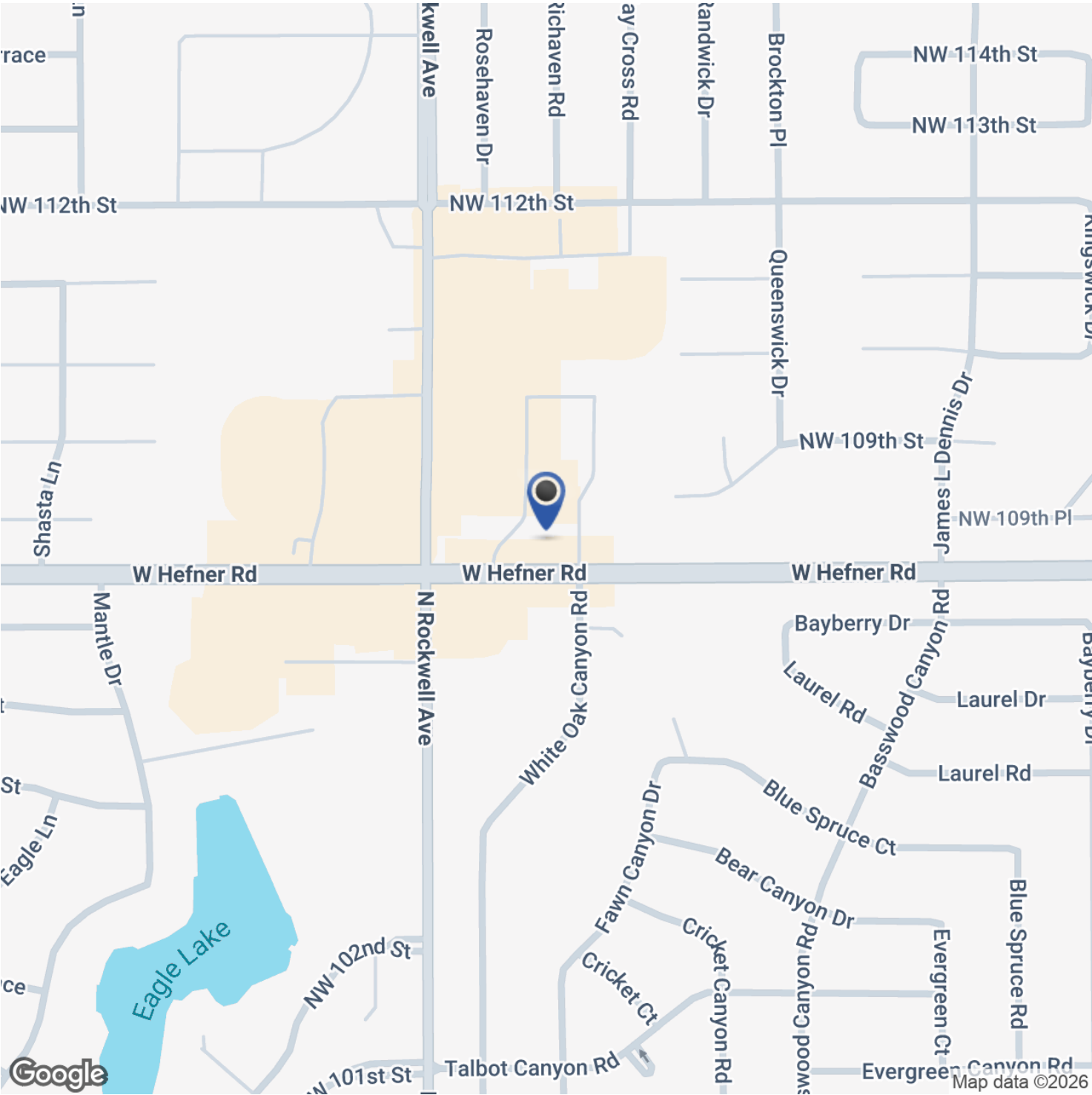
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SITE PLAN



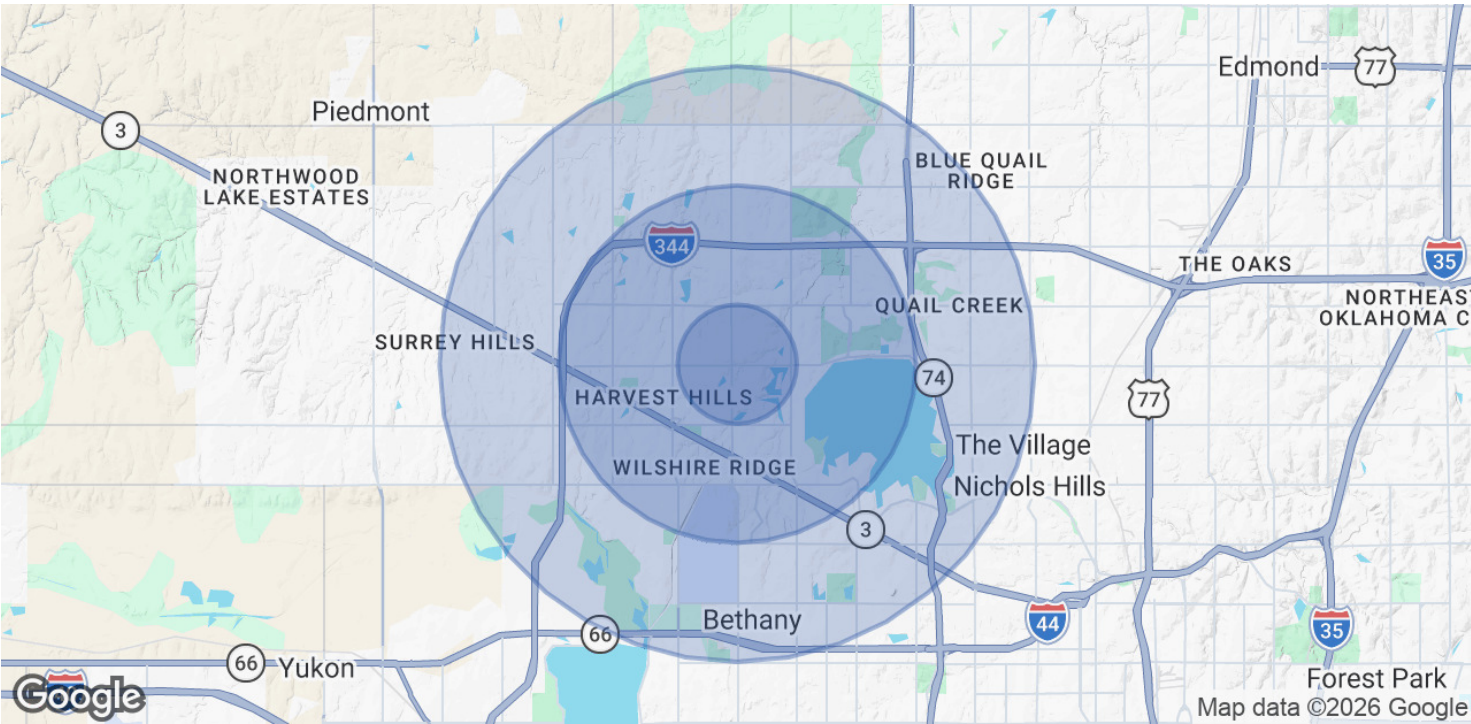
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,449	73,582	129,669
Average age	43.4	38.1	38.7
Average age (Male)	38.7	36.1	37.3
Average age (Female)	45.5	39.3	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,688	30,301	54,078
# of persons per HH	2.4	2.4	2.4
Average HH income	\$90,660	\$74,814	\$75,321
Average house value	\$165,169	\$187,226	\$174,367

* Demographic data derived from 2020 ACS - US Census

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RETAILER MAP



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