

EXECUTIVE SUMMARY



OFFERING SUMMARY

|                  |                     |
|------------------|---------------------|
| Lease Rate:      | \$17.25 SF/yr (NNN) |
| Building Size:   | 3,185 SF            |
| Available SF:    | 1,000 SF            |
| Number of Units: | 3                   |
| Year Built:      | 2004                |

PROPERTY OVERVIEW

Three (3) 1,000 sqft bays in a sought-after S Sooner Rd location. Capture attention with high foot traffic and excellent visibility. Perfect for retail, offices, or services, each bay offers flexibility for your business needs. Ample parking ensures convenience for customers

PROPERTY HIGHLIGHTS

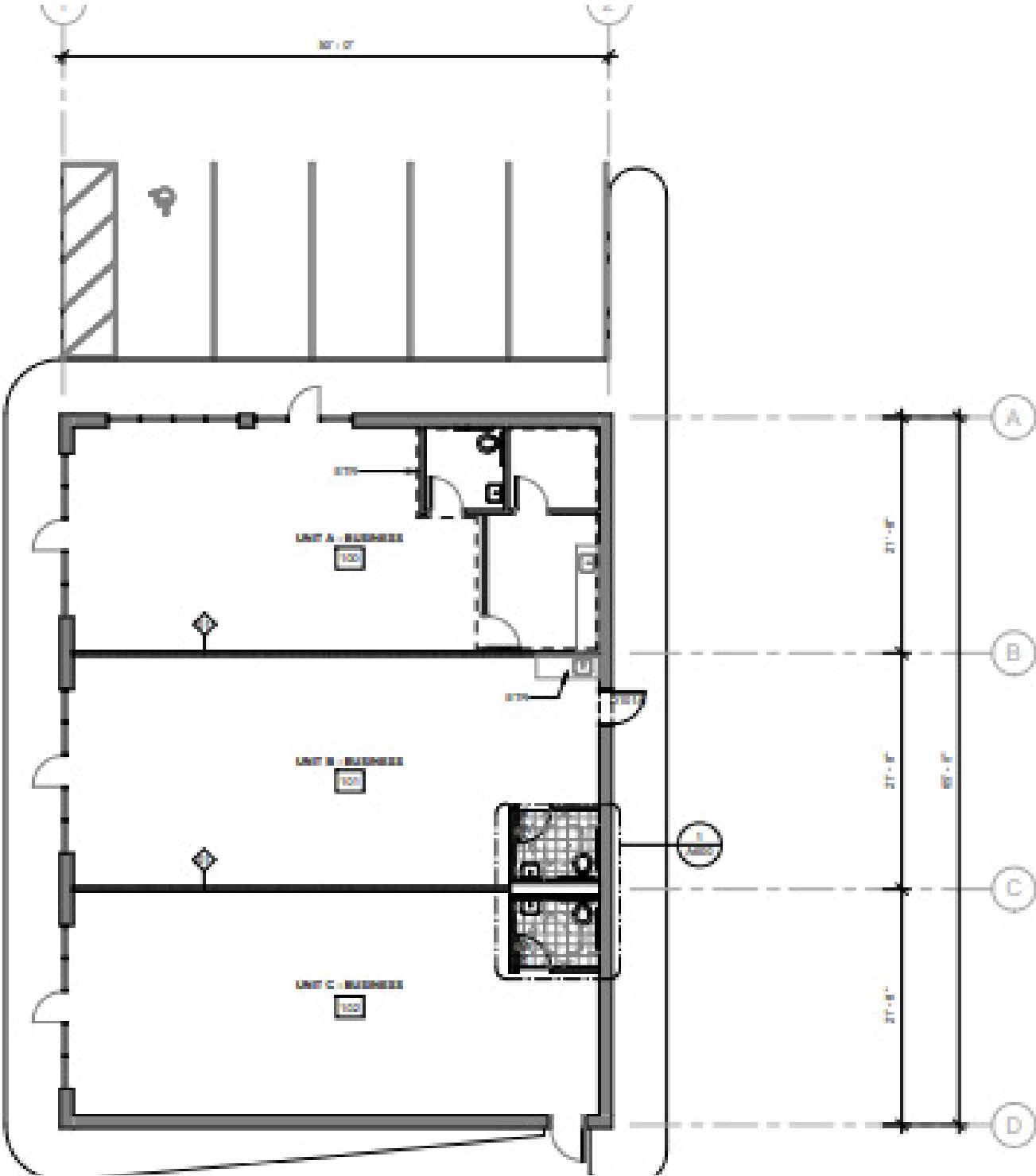
- Pick-up Window Available
- High Visibility
- Ample Parking

| SPACES     | LEASE RATE    | SPACE SIZE |
|------------|---------------|------------|
| 5104 STE A | \$17.25 SF/yr | 1,000 SF   |

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ADDITIONAL PHOTOS



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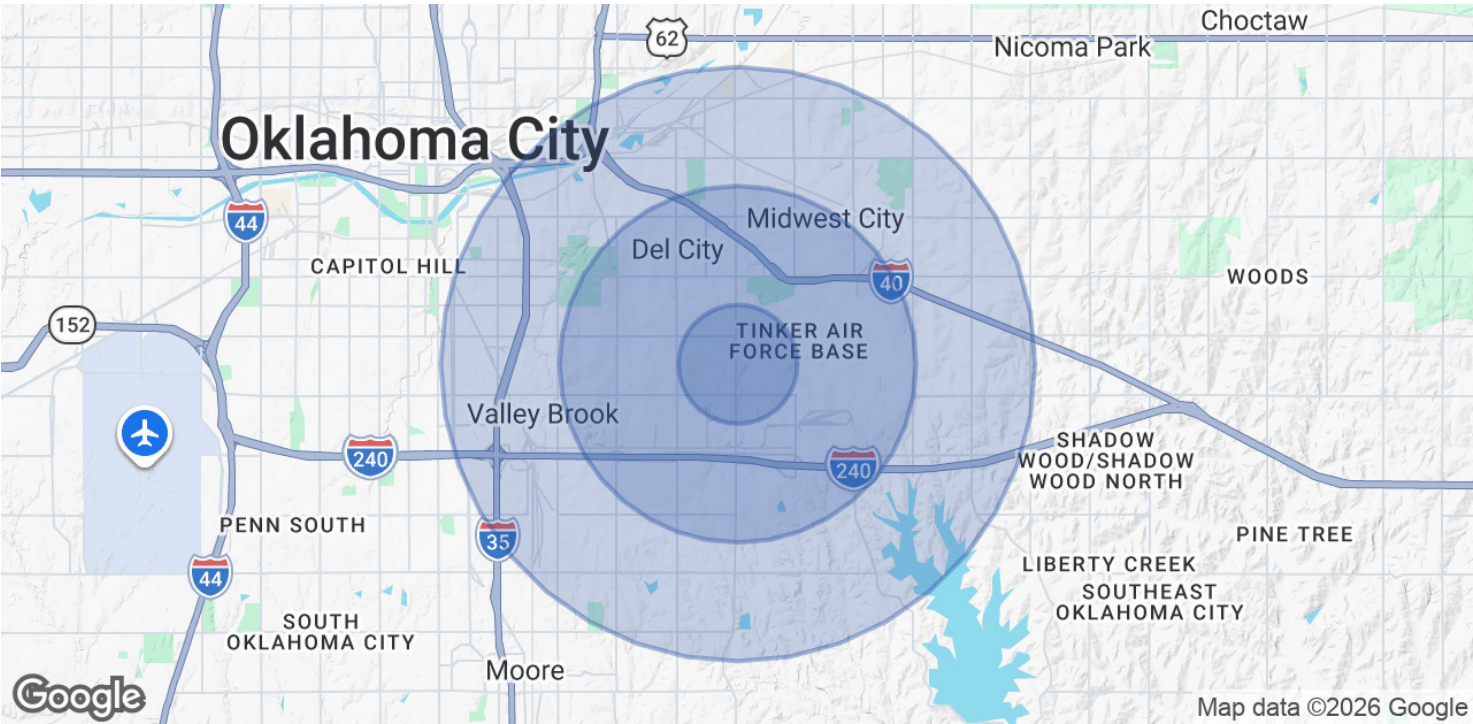
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5104 S SOONER RD | OKLAHOMA CITY, OK 73135



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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 11,043 | 51,954  | 117,241 |
| Average Age          | 34.9   | 34.4    | 34.5    |
| Average Age (Male)   | 34.5   | 33.9    | 34.2    |
| Average Age (Female) | 36.5   | 35.7    | 36.1    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,482     | 22,233    | 49,071    |
| # of Persons per HH | 2.5       | 2.3       | 2.4       |
| Average HH Income   | \$58,258  | \$52,460  | \$56,010  |
| Average House Value | \$142,217 | \$101,839 | \$109,479 |

2020 American Community Survey (ACS)

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