



RETAIL SPACE FOR LEASE

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# 1740 S SOONER

Oklahoma City, OK 73115



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JULY 17, 2026

EXECUTIVE SUMMARY



| OFFERING SUMMARY |                  |
|------------------|------------------|
| Lease Rate:      | \$21 SF/yr (NNN) |
| Building Size:   | 6,980 SF         |
| Available SF:    | 1,439 SF         |
| Year Built:      | 2024             |

**PROPERTY OVERVIEW**

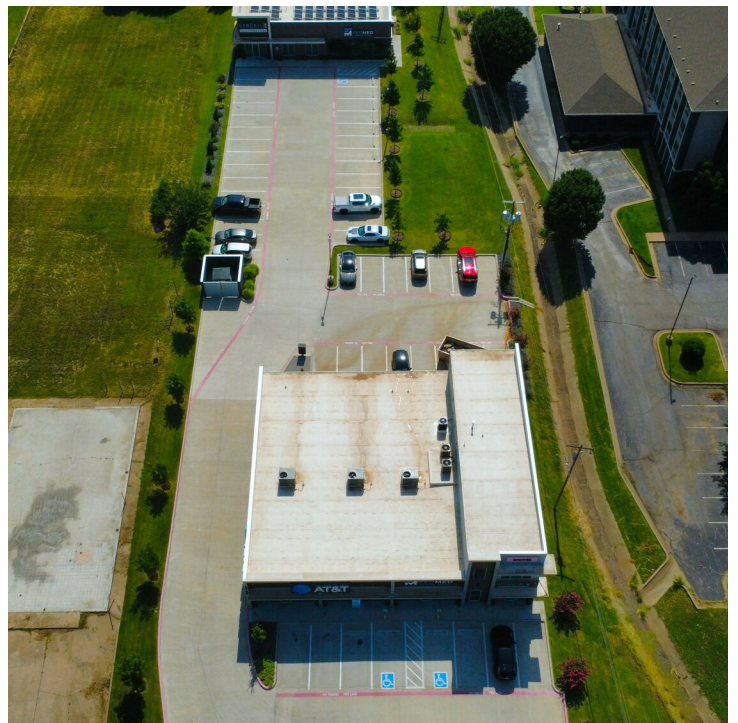
Now leasing: brand-new professional office/retail space built in 2024, ideally located on Sooner Rd just north of I-40. This high-visibility property offers modern design, ample parking, and convenient access—perfect for medical, legal, or other professional services. Positioned in a growing corridor with strong traffic counts and excellent exposure. Ready for your business!

| SPACES  | LEASE RATE    | SPACE SIZE |
|---------|---------------|------------|
| Suite B | \$21.00 SF/yr | 1,439 SF   |

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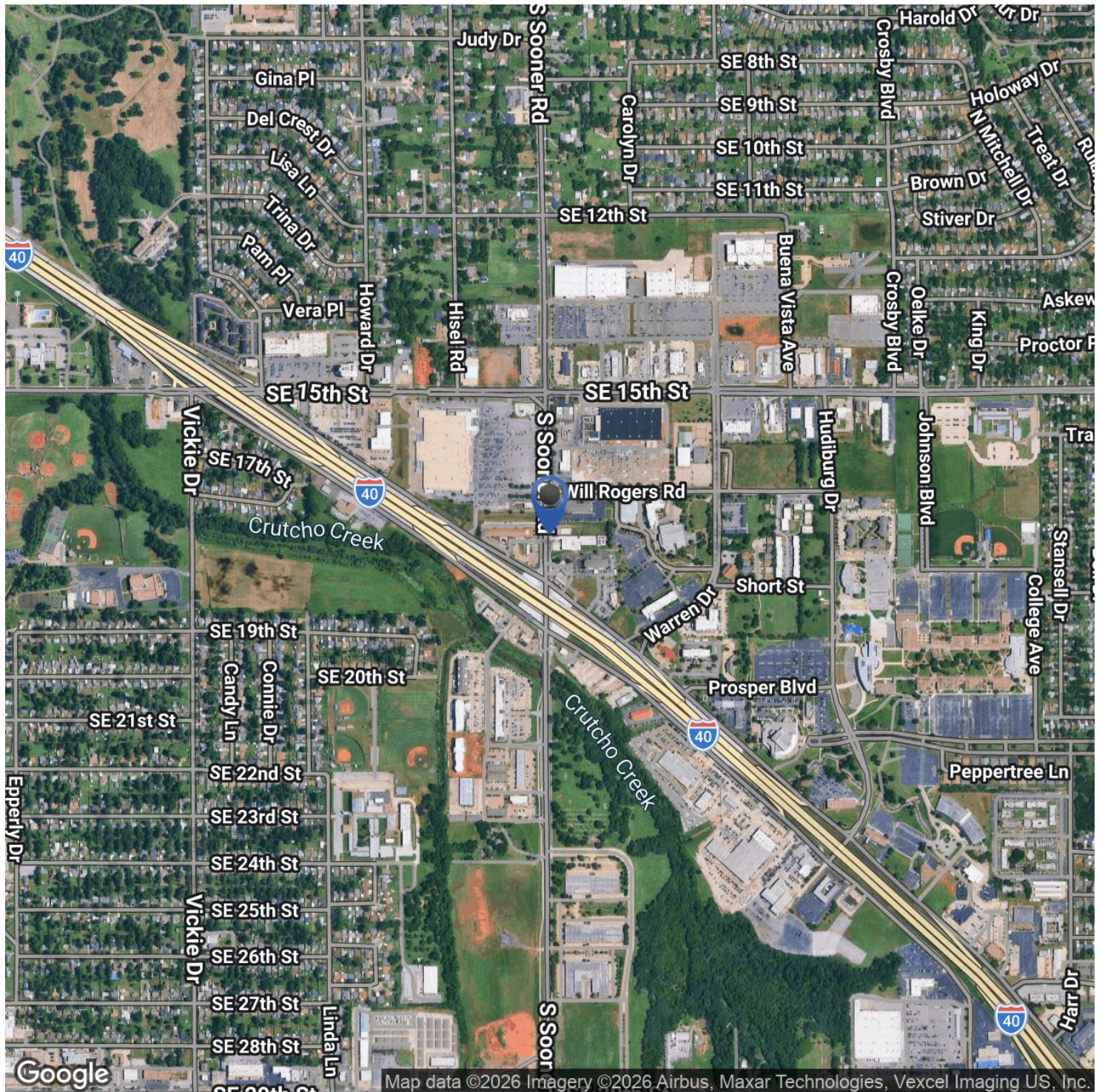
## ADDITIONAL PHOTOS



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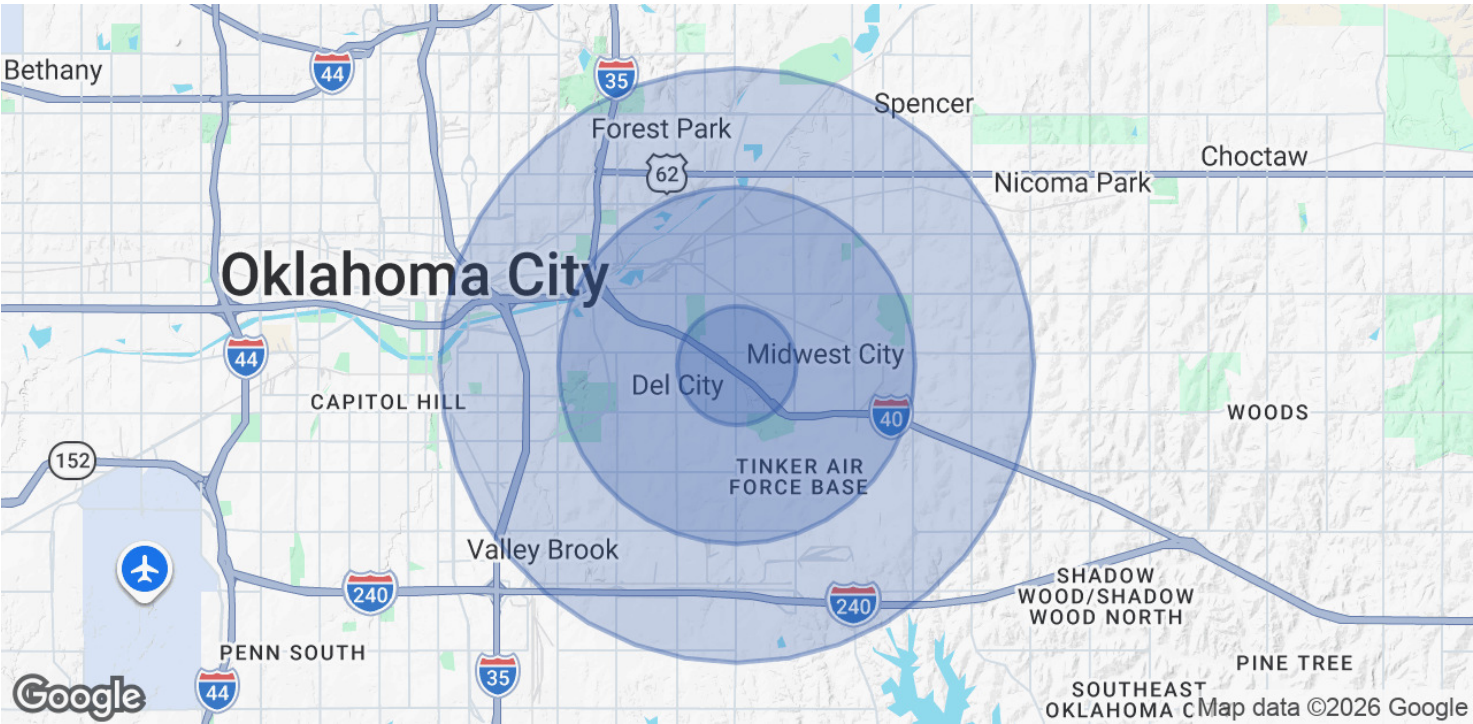
## LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,450  | 64,769  | 130,066 |
| Average Age          | 39     | 38      | 38      |
| Average Age (Male)   | 38     | 36      | 37      |
| Average Age (Female) | 41     | 39      | 39      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,559     | 26,287    | 52,781    |
| # of Persons per HH | 2.4       | 2.5       | 2.5       |
| Average HH Income   | \$53,178  | \$62,849  | \$66,541  |
| Average House Value | \$129,037 | \$152,491 | \$177,348 |

2020 American Community Survey (ACS)

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