

RETAIL SPACE FOR LEASE

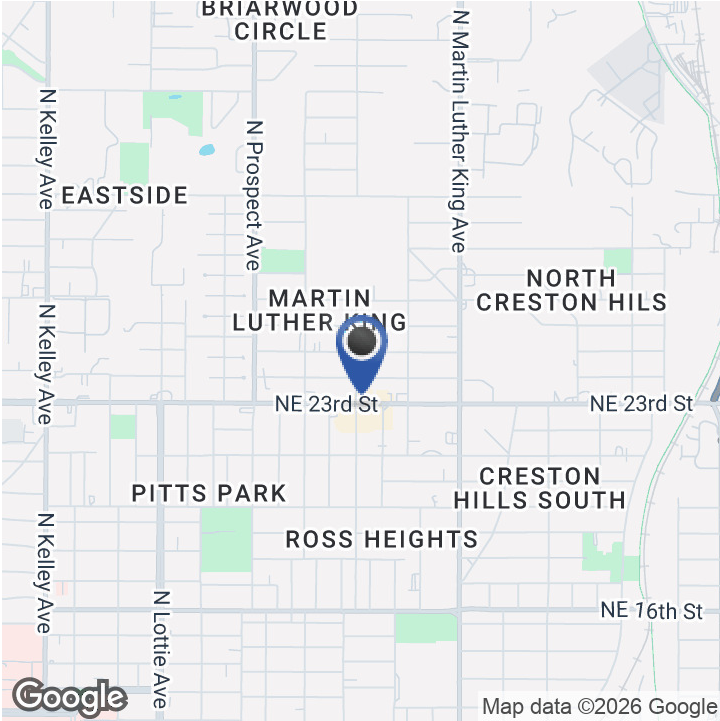
EASTPOINT

1726-1742 NE 23rd St, Oklahoma City, OK
73111

CHRIS CASTRO
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18 - 20 SF/yr (NNN)
Building Size:	18,480 SF
Available SF:	857 - 1,759 SF
Lot Size:	38,828 SF
Number of Units:	14
Year Built:	1934
Zoning:	SPUD
Market:	Oklahoma City Metro
Submarket:	East Oklahoma City

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at this exceptional property on NE 23rd Street in Oklahoma City. Boasting prominent frontage and high visibility, this versatile space offers businesses an ideal canvas to showcase their brand. With abundant parking and excellent access, the property provides convenience for both customers and employees. The bright and well-maintained interior features a spacious layout, making it adaptable to a variety of retail or service concepts. Equipped with modern amenities and set in a thriving commercial hub, this property presents an enticing chance for businesses to establish a strong presence in the vibrant Oklahoma City market.

SPACES	LEASE RATE	SPACE SIZE
1726	\$20.00 SF/yr	1,500 SF
1740	\$18.00 SF/yr	857 SF
1740	\$18.00 SF/yr	1,759 SF

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ADDITIONAL PHOTOS



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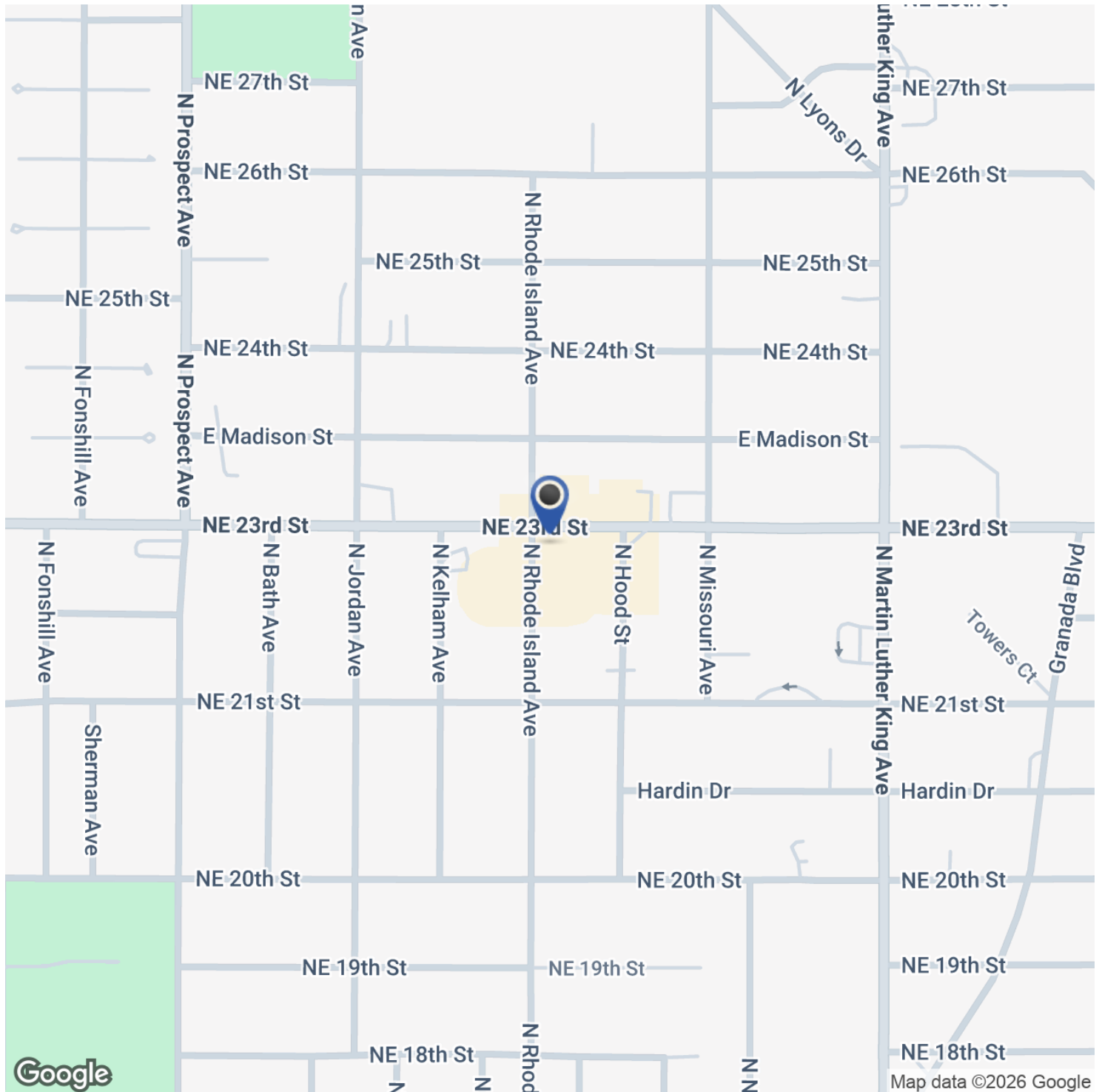
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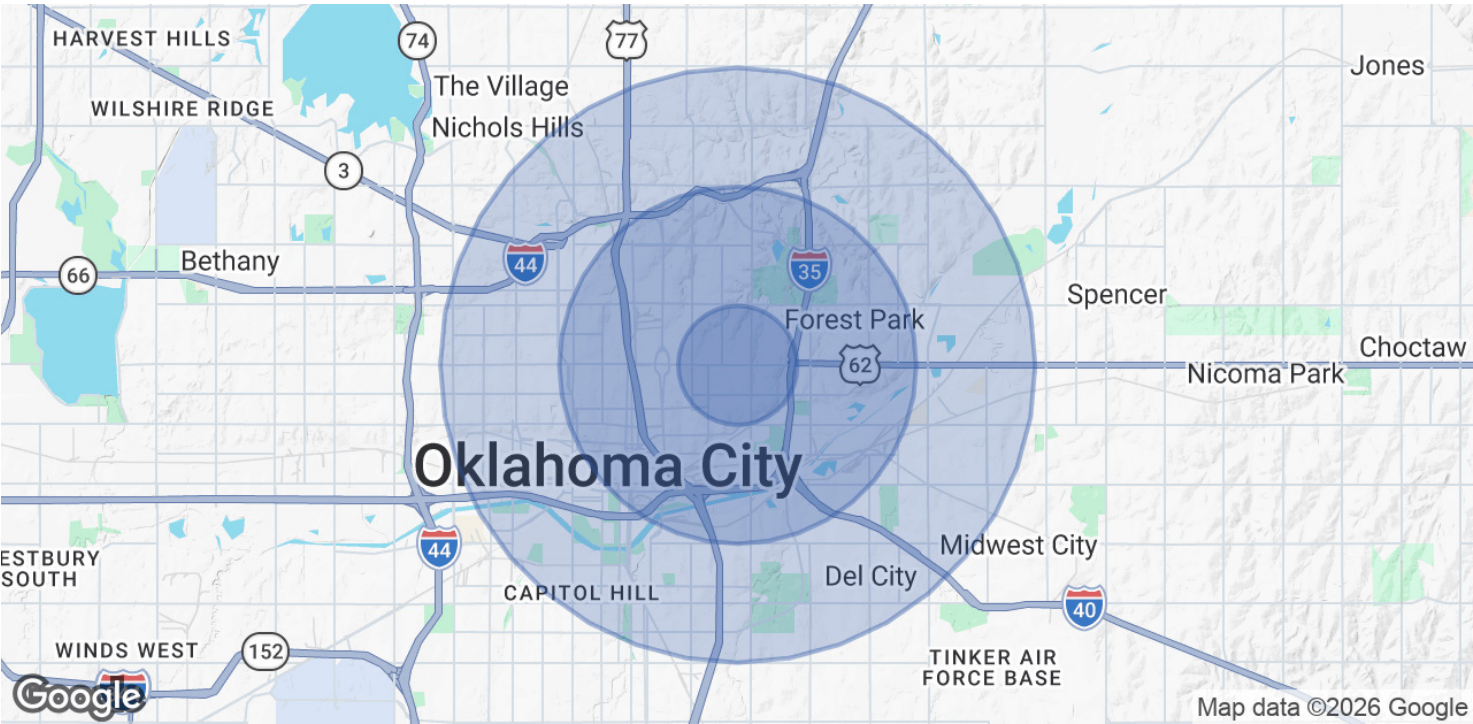
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,120	43,891	142,889
Average Age	36.3	37.1	35.7
Average Age (Male)	33.9	36.3	35.7
Average Age (Female)	37.9	37.1	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,605	21,584	62,638
# of Persons per HH	2.3	2.0	2.3
Average HH Income	\$44,033	\$81,046	\$78,693
Average House Value	\$172,040	\$258,028	\$213,549

2023 American Community Survey (ACS)

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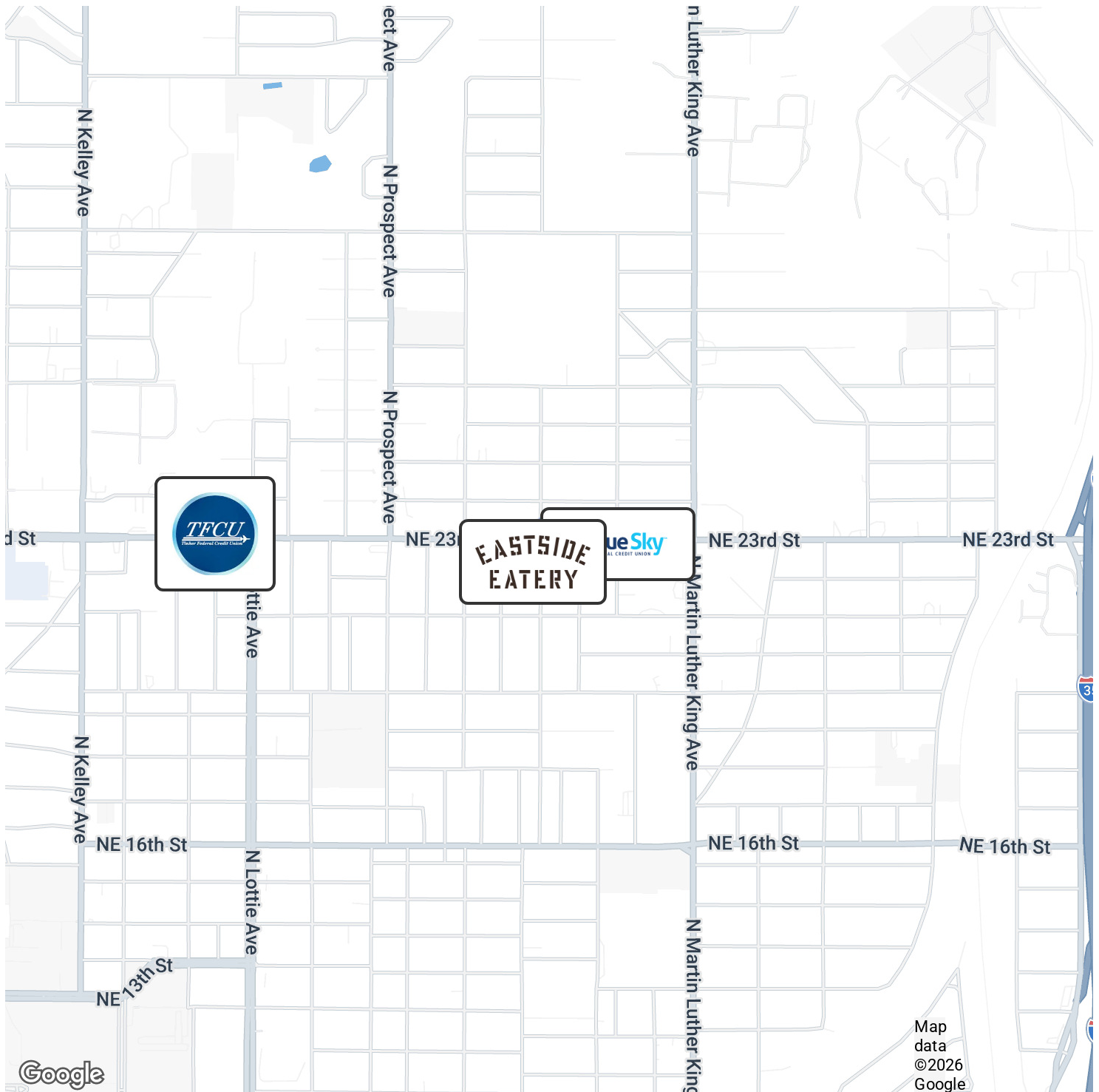
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RETAILER MAP



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