



Retail on Kickapoo Ave Thoroughfare

PROPERTY OVERVIEW

- End cap space with high visibility
- Pylon sign
- Just 2.5 miles to I-40
- Oklahoma Baptist University ½ mile away with 1,569 number of students
- Daily traffic count of 18,000 VPD on N Kickapoo Ave

OFFERING SUMMARY

Lease Rate:	\$14 SF/yr
NNN Rate:	\$5.92/SF
Available SF:	1,250 - 5,000 SF
Lot Size:	86,898 SF
Building Size:	19,048 SF
Zoning:	C-2

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,250 - 5,000 SF

Lease Term:	Negotiable
Lease Rate:	\$14 SF/yr

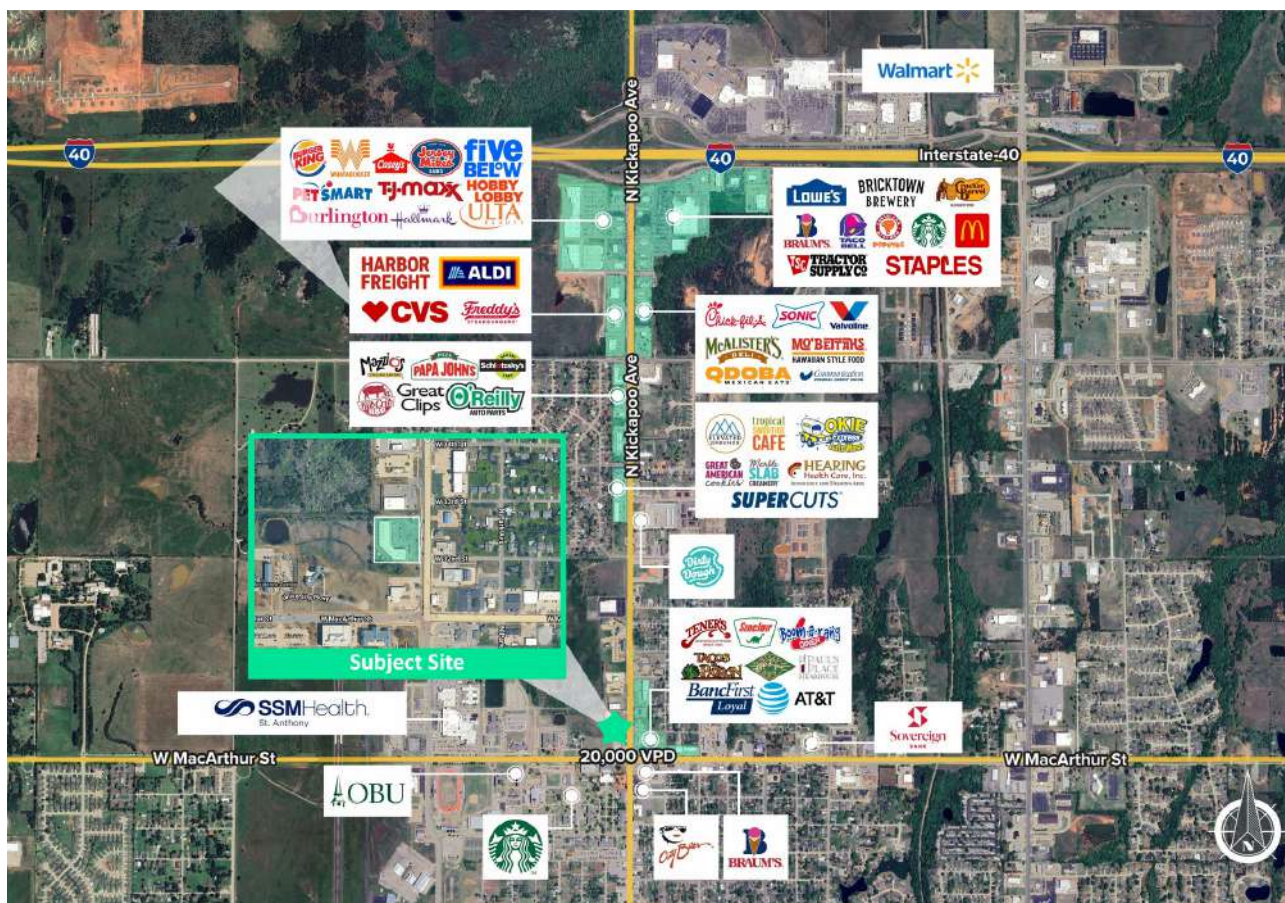
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
2802 N Kickapoo Ave	Available	1,250 - 5,000 SF	NNN	\$14.00 SF/yr



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	973	2,658	7,243
Average Age	36	36	37
Average Age (Male)	34	34	35
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	319	866	2,532
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$63,091	\$61,333	\$64,726
Average House Value	\$186,928	\$178,542	\$192,550

Demographics data derived from AlphaMap