

NEIGHBORS COFFEE BLDG

11 NE 11TH ST, OKC, OK 73104



GIRMA MOANING

Retail Investment Specialist
gmoaning@pricedwards.com
O: 405.239.1244 C: 405.664.0062

JACOB SIMON

Retail Specialist
jsimon@pricedwards.com
O: 405.239.1248

Sale Price
\$10,500,000

NEIGHBORS COFFEE BLDG

11 NE 11TH ST, OKC, OK 73104



PROPERTY DESCRIPTION

Neighbors Coffee warehouse and executive suite property available for purchase. This multi-tenant building is comprised of executive style offices and storage units. There are a total of approximately 162 self storage units and 31 executive offices.

PROPERTY HIGHLIGHTS

- 97,000 SF historic two-story mixed-use building facing I-235
- Built in 1948
- Mix of Mini Storage, Executive Suites, and Warehouse
- OKC Skyline Views
- 180 space newly paved parking lot
- Prime Redevelopment opportunity

OFFERING SUMMARY

Sale Price:	\$10,500,000
Lot Size:	1.12 Acres
Building Size:	97,000 SF

TRAFFIC COUNTS

I-235	north	99,700 AADT
I-235	south	88,800 AADT

GIRMA MOANING

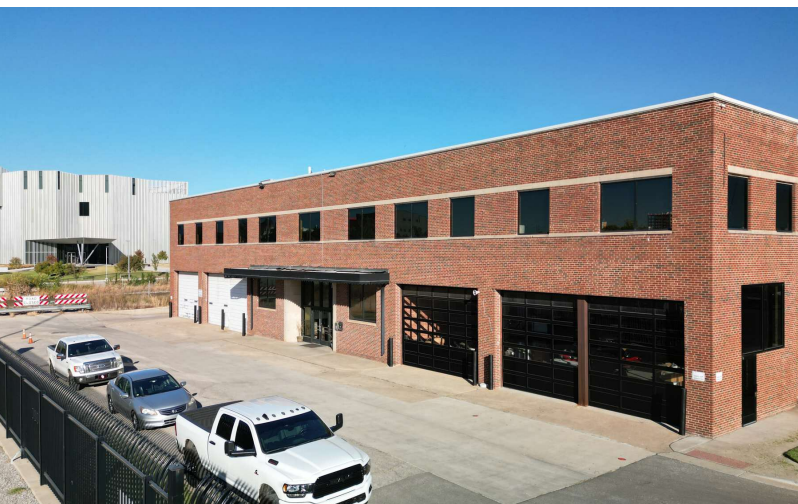
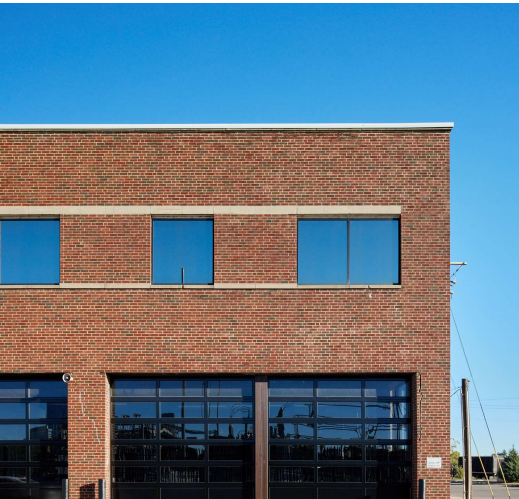
gmoaning@priceedwards.com
O: 405.239.1244 C: 405.664.0062

JACOB SIMON

jsimon@priceedwards.com
O: 405.239.1248

NEIGHBORS COFFEE BLDG

11 NE 11TH ST, OKC, OK 73104



GIRMA MOANING

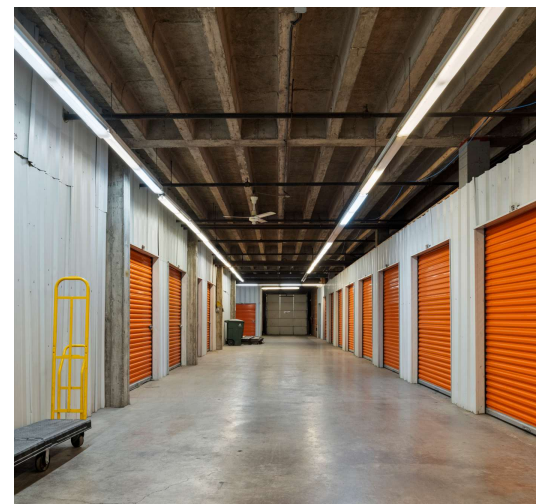
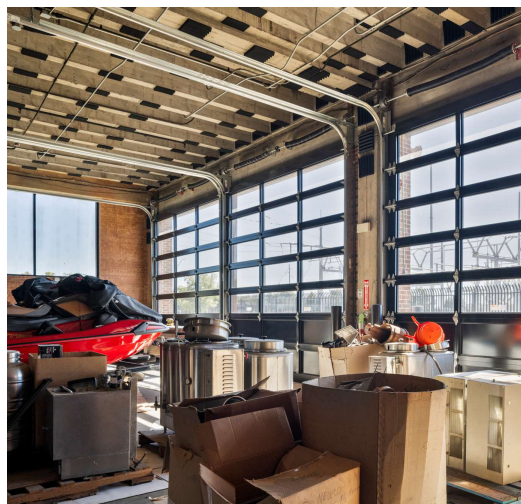
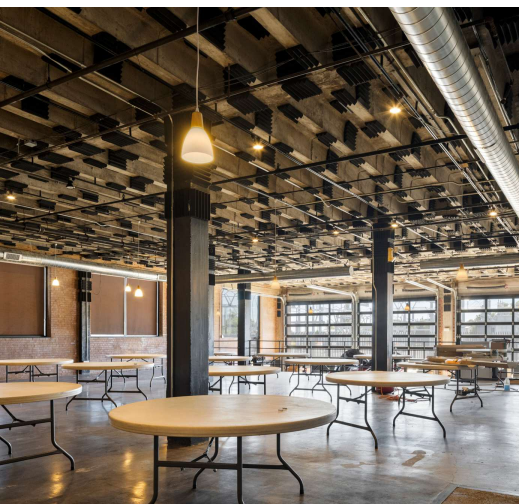
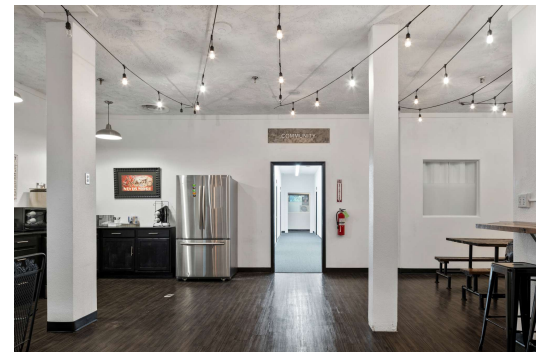
gmoaning@priceedwards.com
O: 405.239.1244 C: 405.664.0062

JACOB SIMON

jsimon@priceedwards.com
O: 405.239.1248

NEIGHBORS COFFEE BLDG

11 NE 11TH ST, OKC, OK 73104



GIRMA MOANING

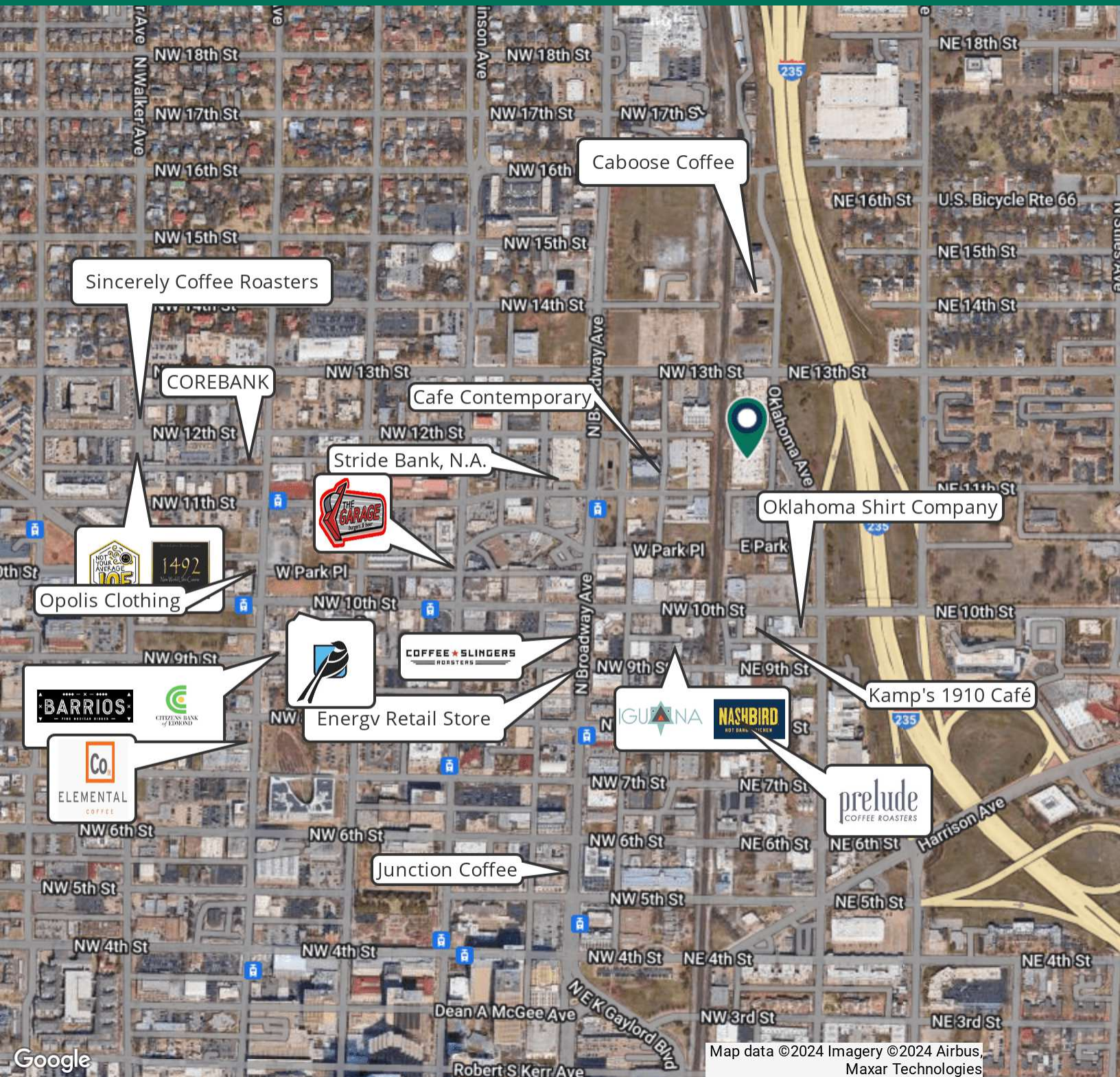
gmoaning@priceedwards.com
O: 405.239.1244 C: 405.664.0062

JACOB SIMON

jsimon@priceedwards.com
O: 405.239.1248

NEIGHBORS COFFEE BLDG

11 NE 11TH ST, OKC, OK 73104



GIRMA MOANING

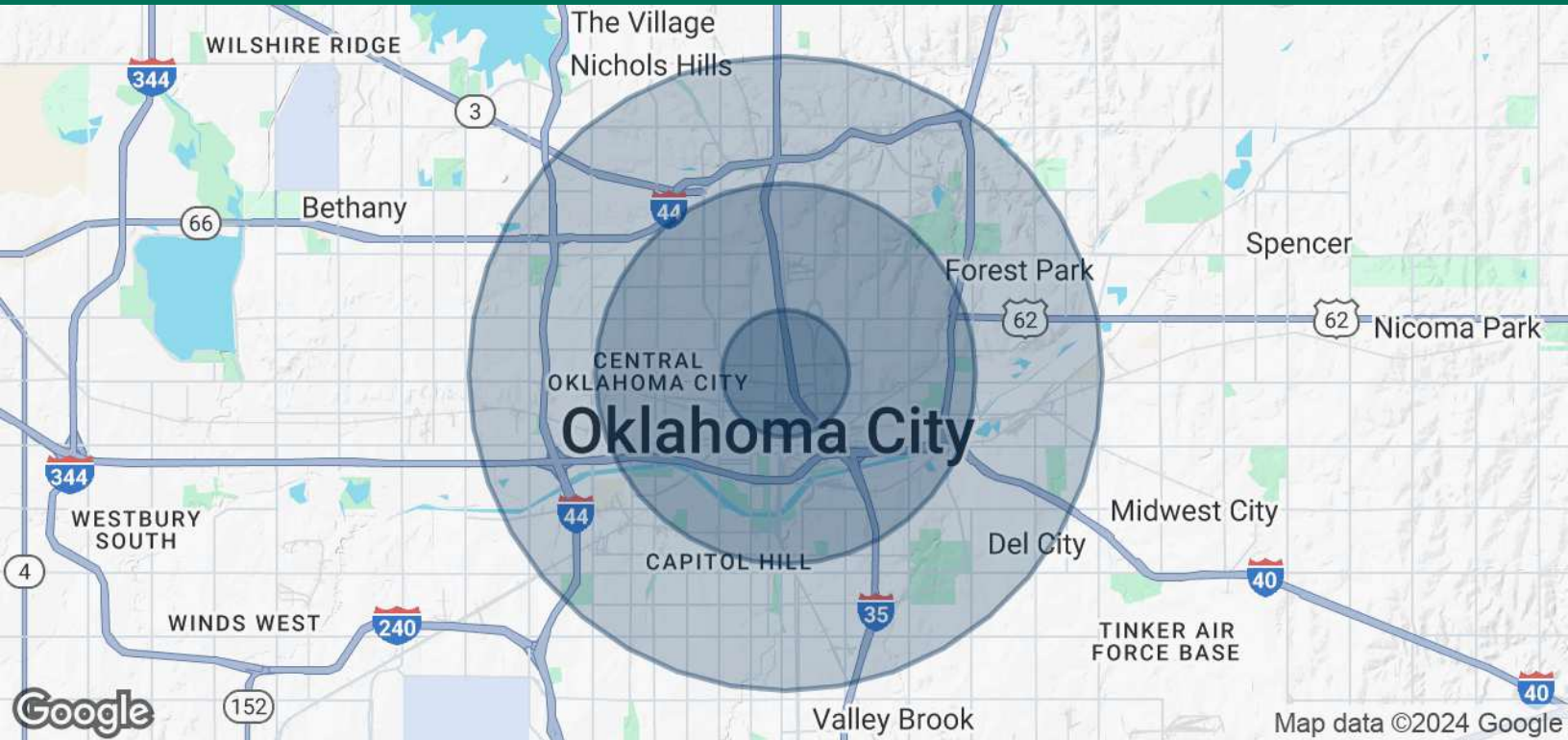
gmoaning@priceedwards.com
O: 405.239.1244 C: 405.664.0062

JACOB SIMON

jsimon@priceedwards.com
O: 405.239.1248

NEIGHBORS COFFEE BLDG

11 NE 11TH ST, OKC, OK 73104



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,640	73,732	190,831
Average Age	34.4	34.3	34.1
Average Age (Male)	33.6	34.1	33.6
Average Age (Female)	34.2	34.6	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,333	35,947	86,402
# of Persons per HH	1.6	2.1	2.2
Average HH Income	\$76,231	\$55,839	\$54,509
Average House Value	\$202,795	\$144,405	\$127,463

* Demographic data derived from 2020 ACS - US Census

10022024

GIRMA MOANING

gmoaning@priceedwards.com
O: 405.239.1244 C: 405.664.0062

JACOB SIMON

jsimon@priceedwards.com
O: 405.239.1248