

801 NW 10TH STREET

801 NW 10th, Oklahoma City, OK 73102

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Suites are delivered in "warm shell" condition, with HVAC and plumbing systems already in place, ready for tenant build-out. Floor-to-ceiling glass and NW 10th Street frontage make this an ideal fit for a boutique retailer or retail service concept such as a med spa, nail salon, or hair studio. The expansive outdoor area also lends itself well to a restaurant or food service use. Available separately (2,042 SF or 2,147 SF) or combined (4,189 SF). Improvement allowance available on a case-by-case basis.

PROPERTY HIGHLIGHTS

- Modern and well-maintained building
- High-visibility storefront or office space
- Ample parking for tenants and clients
- Professional property management on-site
- New HVAC and energy-efficient features
- Spacious and well-lit interior spaces

OFFERING SUMMARY

LEASE RATE:	\$18 SF/yr (MG)
NUMBER OF UNITS:	2
AVAILABLE SF:	2,042 - 2,147 SF
TRAFFIC COUNT	11,913 (vpd)

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,923	18,437	35,508
TOTAL POPULATION	13,145	39,549	78,777
AVERAGE HH INCOME	\$102,989	\$90,905	\$81,538

Ian Duty-Dean

Managing Broker

405.928.6210

ian@greyhound.group

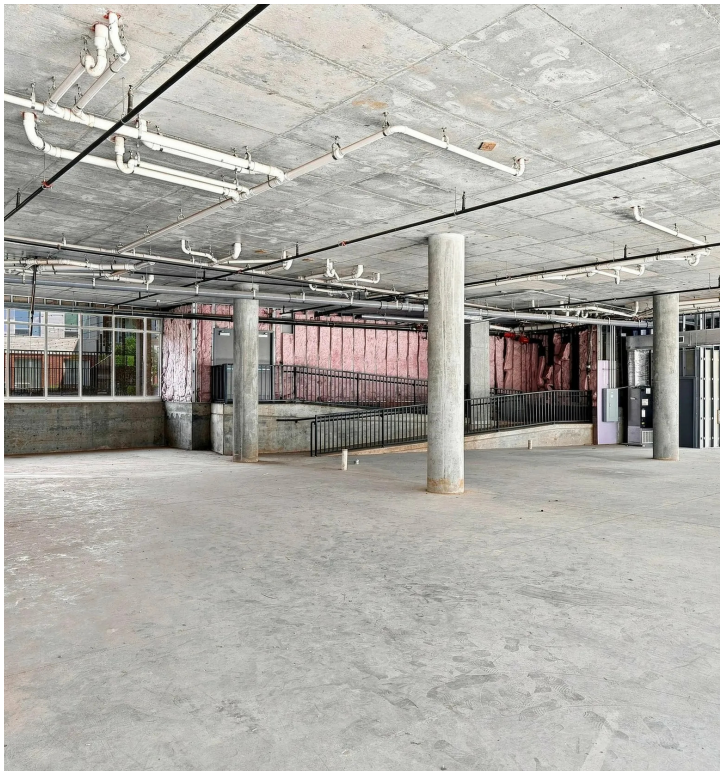


This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

801 NW 10TH STREET

801 NW 10th, Oklahoma City, OK 73102

RETAIL PROPERTY FOR LEASE



Ian Duty-Dean
Managing Broker
405.928.6210
ian@greyhound.group

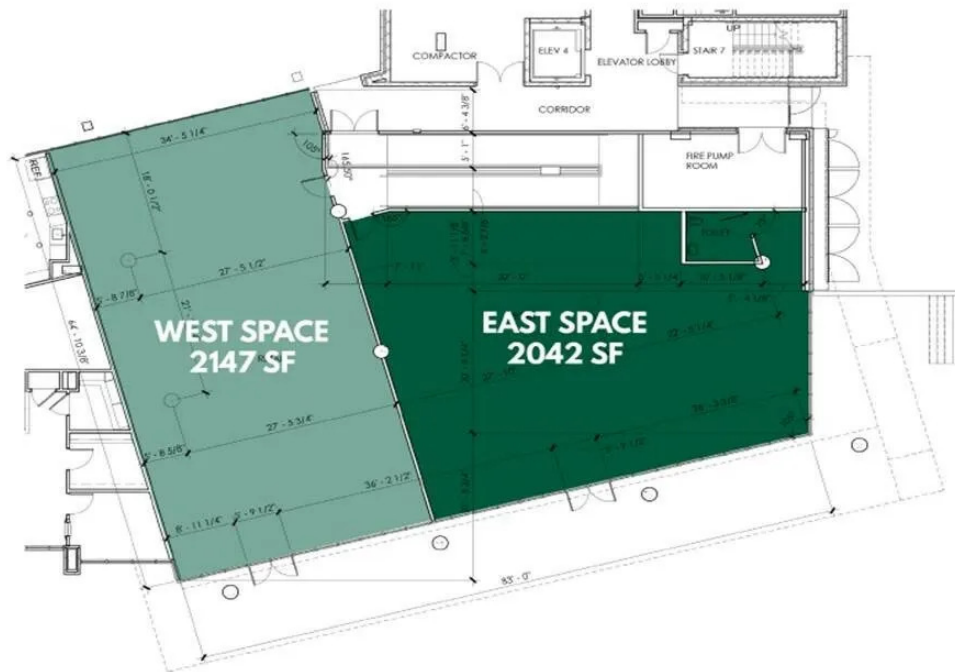


This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

801 NW 10TH STREET

801 NW 10th, Oklahoma City, OK 73102

RETAIL PROPERTY FOR LEASE



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	36 to 60 months
TOTAL SPACE:	2,042 - 2,147 SF	LEASE RATE:	\$18 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
East Suite	Available	2,042 SF	Modified Gross	\$18.00 SF/yr
West Suite	Available	2,147 SF	Modified Gross	\$18.00 SF/yr

Ian Duty-Dean
Managing Broker
405.928.6210
ian@greyhoundgroup



This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

801 NW 10th, Oklahoma City, OK 73102

Map of Oklahoma City showing the location of the Oklahoma City Convention Center (NV) in the Central Oklahoma City area. The map includes major highways (I-44, I-235, I-40), streets (Linwood Blvd, N Walker Ave, N Broadway Ave, N May Ave, N Classen Blvd), and parks (Reed Park, Mesta Park, Pitts Park). The convention center is marked with a purple pin labeled 'NV' near the intersection of NW 13th St and N Classen Blvd.



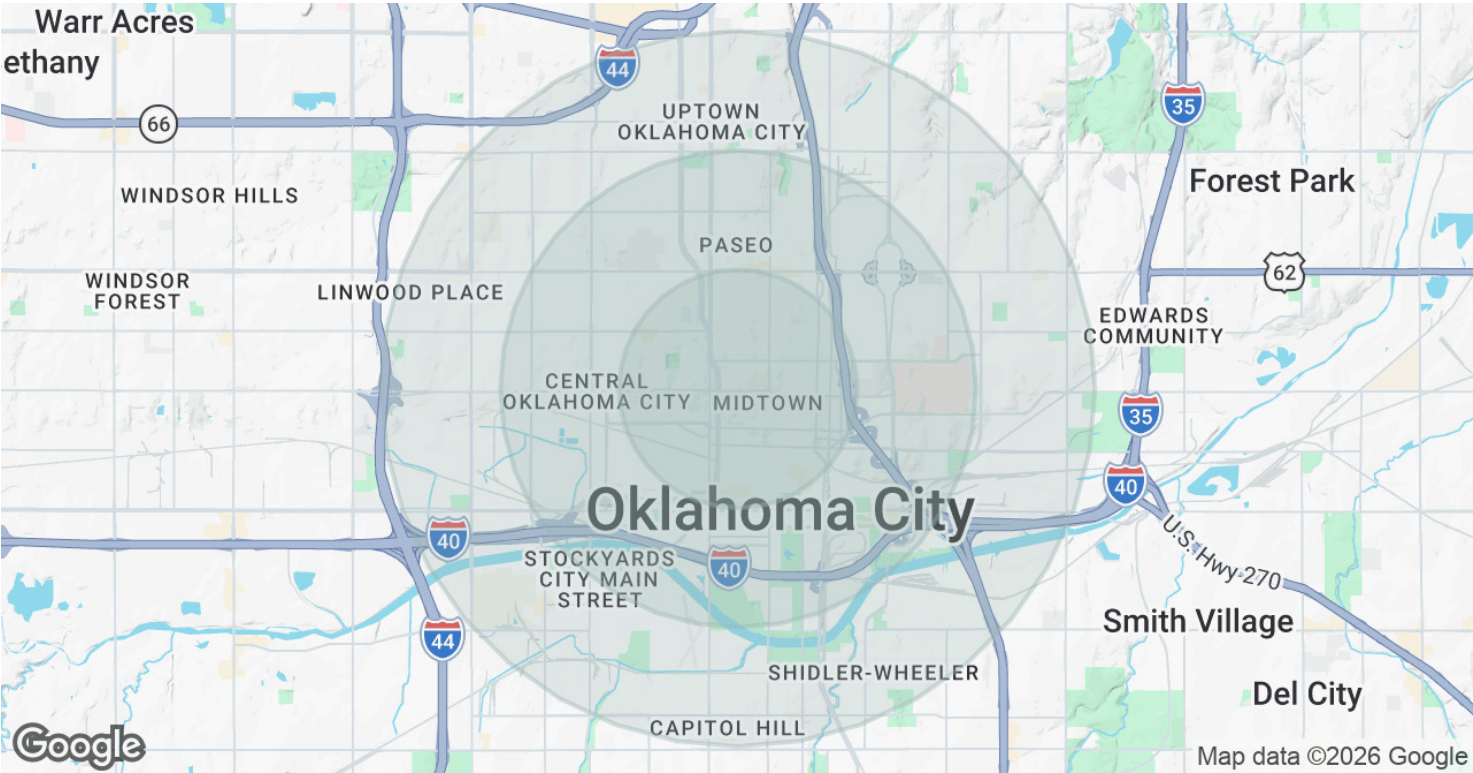
Greyhound Group

This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

801 NW 10TH STREET

801 NW 10th, Oklahoma City, OK 73102

RETAIL PROPERTY FOR LEASE



POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	13,145	39,549	78,777
AVERAGE AGE	34.6	33.0	34.3
AVERAGE AGE (MALE)	35.0	33.8	35.1
AVERAGE AGE (FEMALE)	33.7	32.6	34.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,923	18,437	35,508
# OF PERSONS PER HH	2.2	2.1	2.2
AVERAGE HH INCOME	\$102,989	\$90,905	\$81,538
AVERAGE HOUSE VALUE	\$415,714	\$286,140	\$232,077

2023 American Community Survey (ACS)

Ian Duty-Dean
Managing Broker
405.928.6210
ian@greyhoundgroup



This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.