



FOR LEASE

2404 S Broadway Ave

PROPERTY OVERVIEW

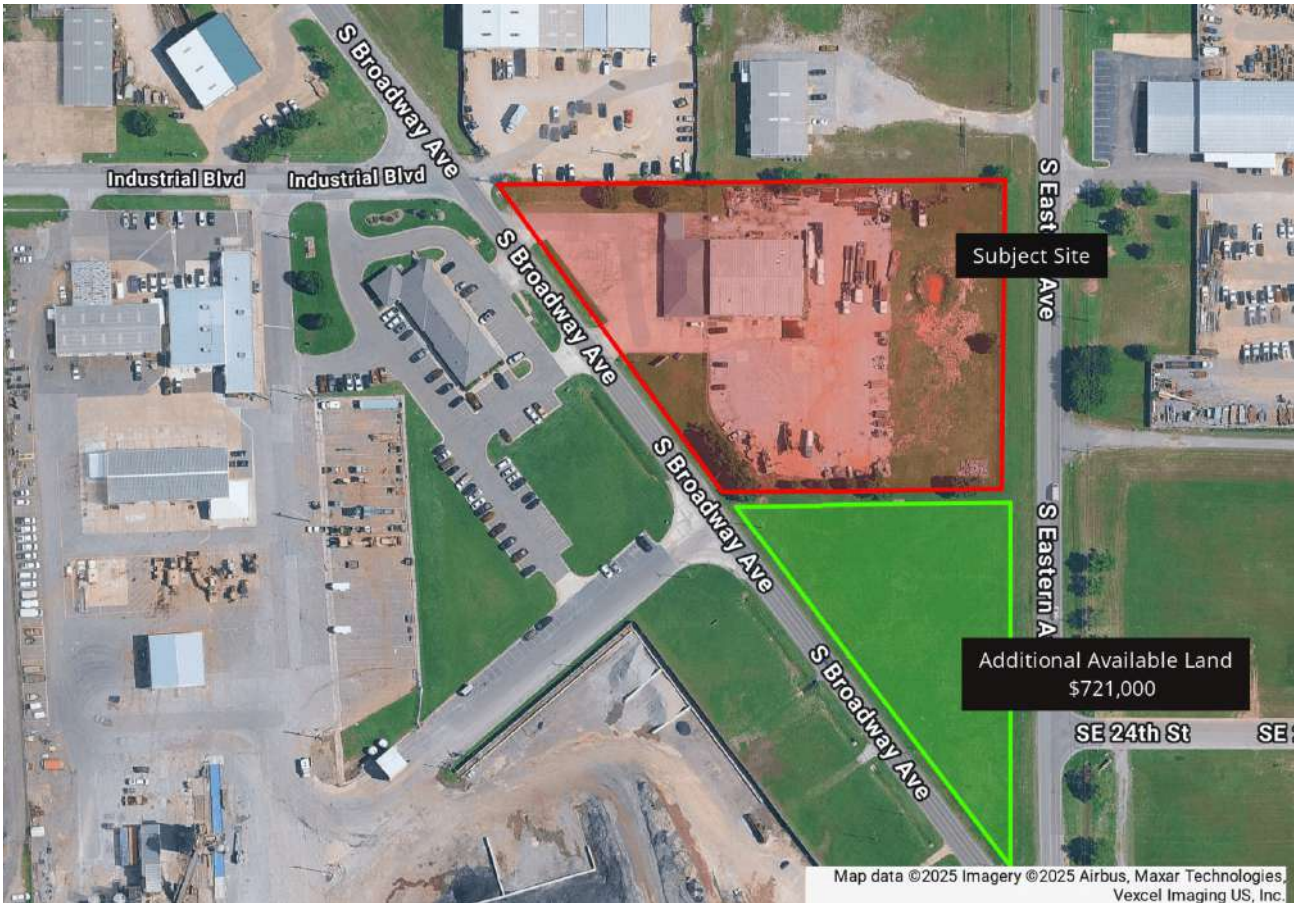
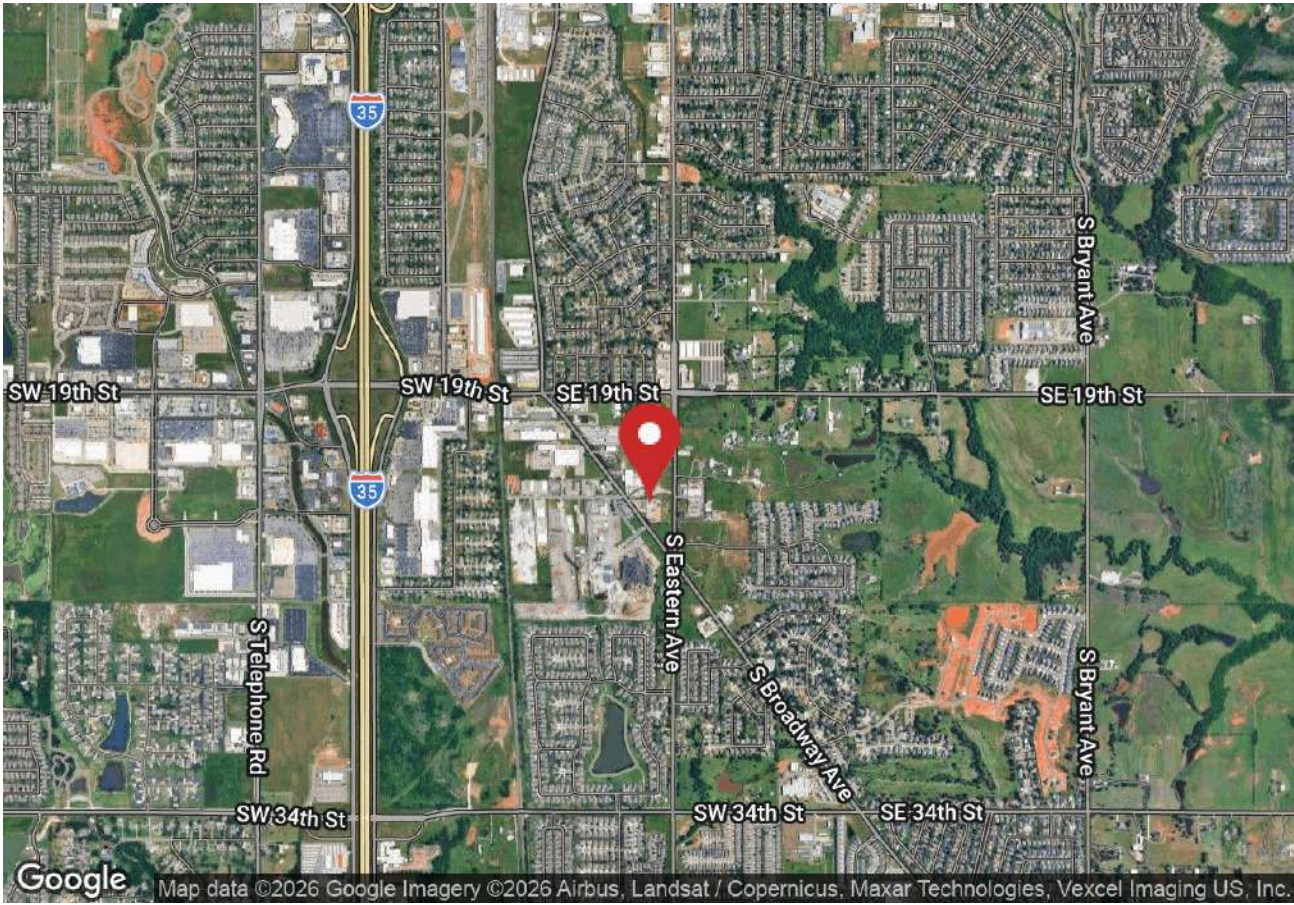
- Convenient access to I-35 & 19th St
- 2 curb cuts
- Car port parking and signage
- Brick Office & Metal Warehouse
- Dock high offloading area
- Large fenced yard with controlled gate
- 4 grade level doors
- 1.38 acres of adjacent land also available
- Storm shelter

OFFERING SUMMARY

Lease Rate:	\$13 SF/yr (NNN)
Available SF:	11,176 SF
Lot Size:	3.25 Acres
Building Size:	11,176 SF
Zoning:	PU (Permitted Use)
Adjacent Land Also Available:	1.38 Acres

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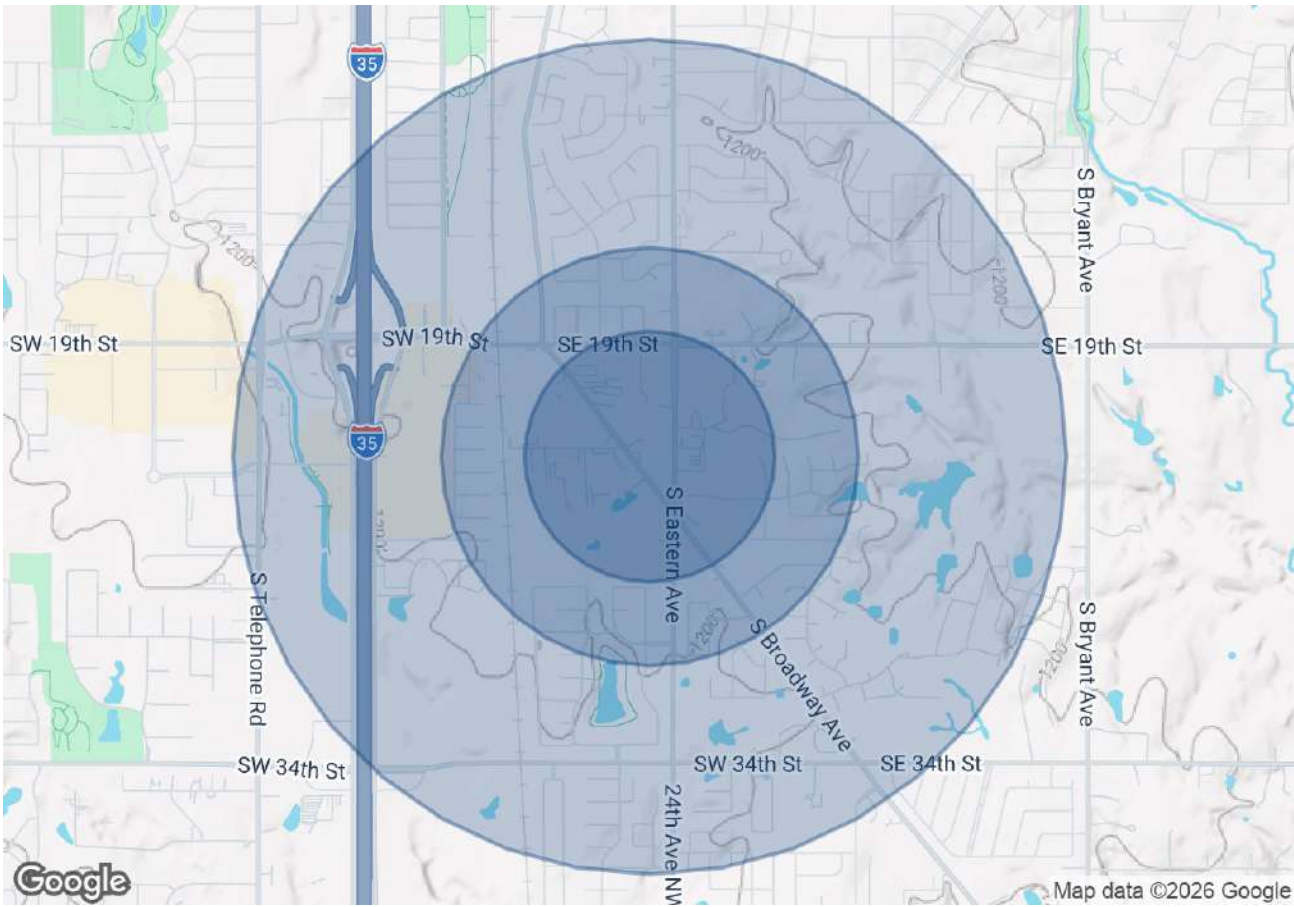


FOR LEASE | 2404 S BROADWAY AVE | 2404 SOUTH BROADWAY AVENUE, MOORE, OK 73160



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	255	2,059	8,847
Average Age	38	37	36
Average Age (Male)	38	36	35
Average Age (Female)	39	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	104	818	3,414
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$107,310	\$103,704	\$97,261
Average House Value	\$239,977	\$233,569	\$219,152

2020 American Community Survey (ACS)

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