

Langley Retail For Lease

1610 N Third St,
Langley, OK 74350

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PROPERTIES



Property Summary

Location Description

Located in the heart of Langley, Oklahoma, this 2,400 SF retail opportunity is anchored by Reasor's grocery store and positioned in one of the area's most active commercial corridors. The space is currently demised into two 1,200 SF suites, offering flexibility for a variety of retail, service, or office users.

With traffic counts exceeding 6,000 vehicles per day, the property benefits from strong visibility and consistent customer flow, especially during the busy Grand Lake season. Surrounded by lake traffic, local residents, and seasonal visitors, this location presents an excellent opportunity for businesses looking to establish a presence in one of Northeast Oklahoma's premier lake communities.

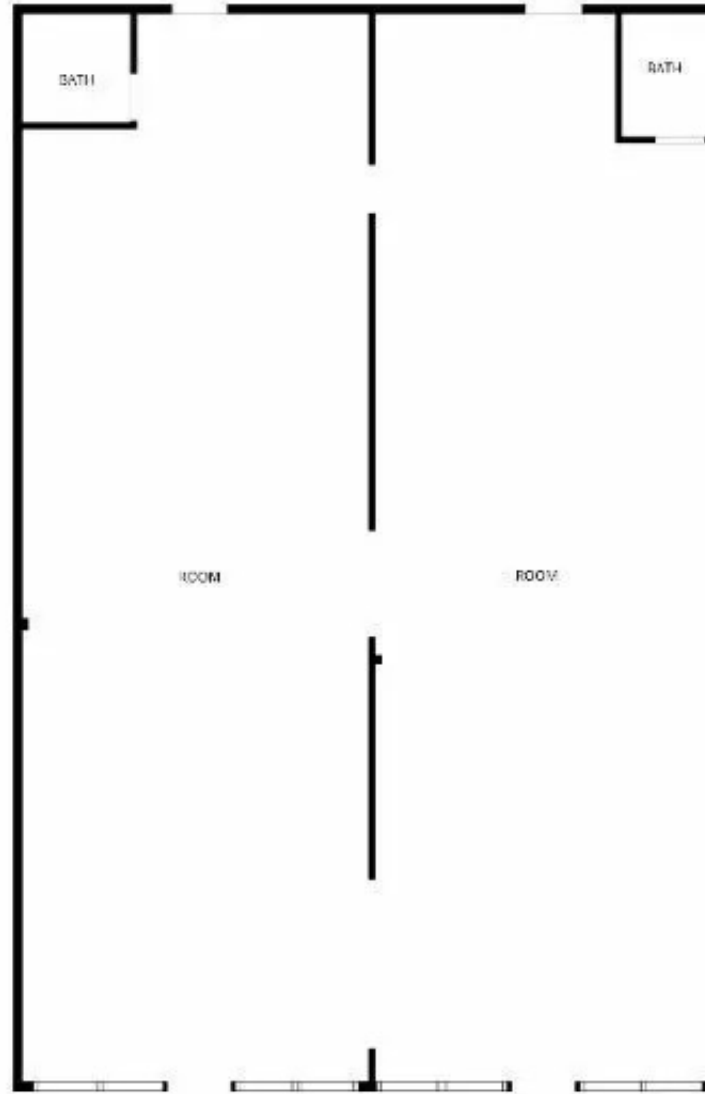
Don't miss the opportunity to position your business in this highly visible retail center just minutes from Grand Lake.

Offering Summary

Lease Rate:	\$12 SF/yr (NNN)
Total Available SF:	2,400 SF
Suite 1:	1,200 SF
Suite 2:	1,200 SF
Lot Size:	4.3 Acres

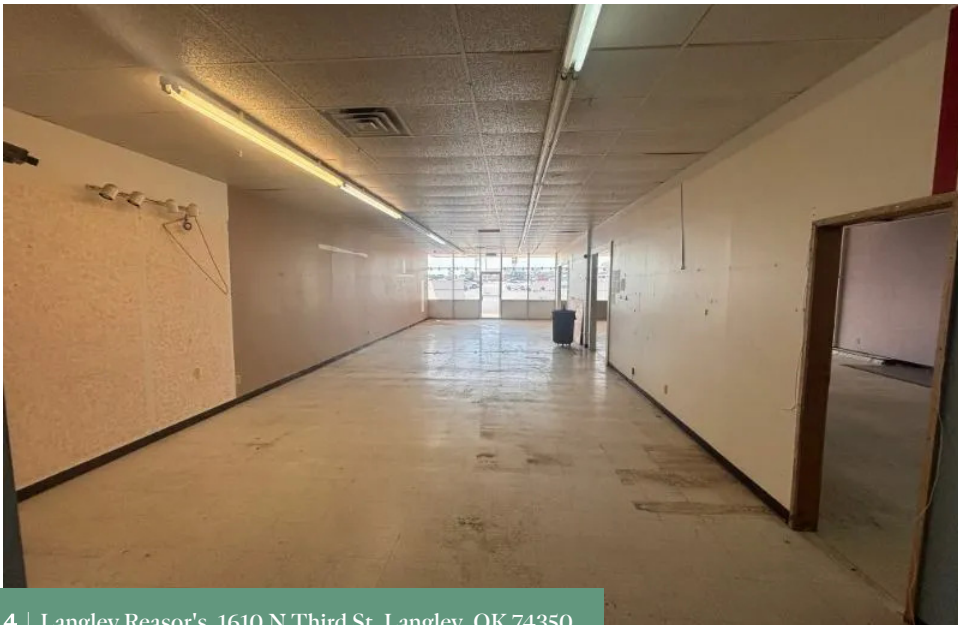


Floor Plans

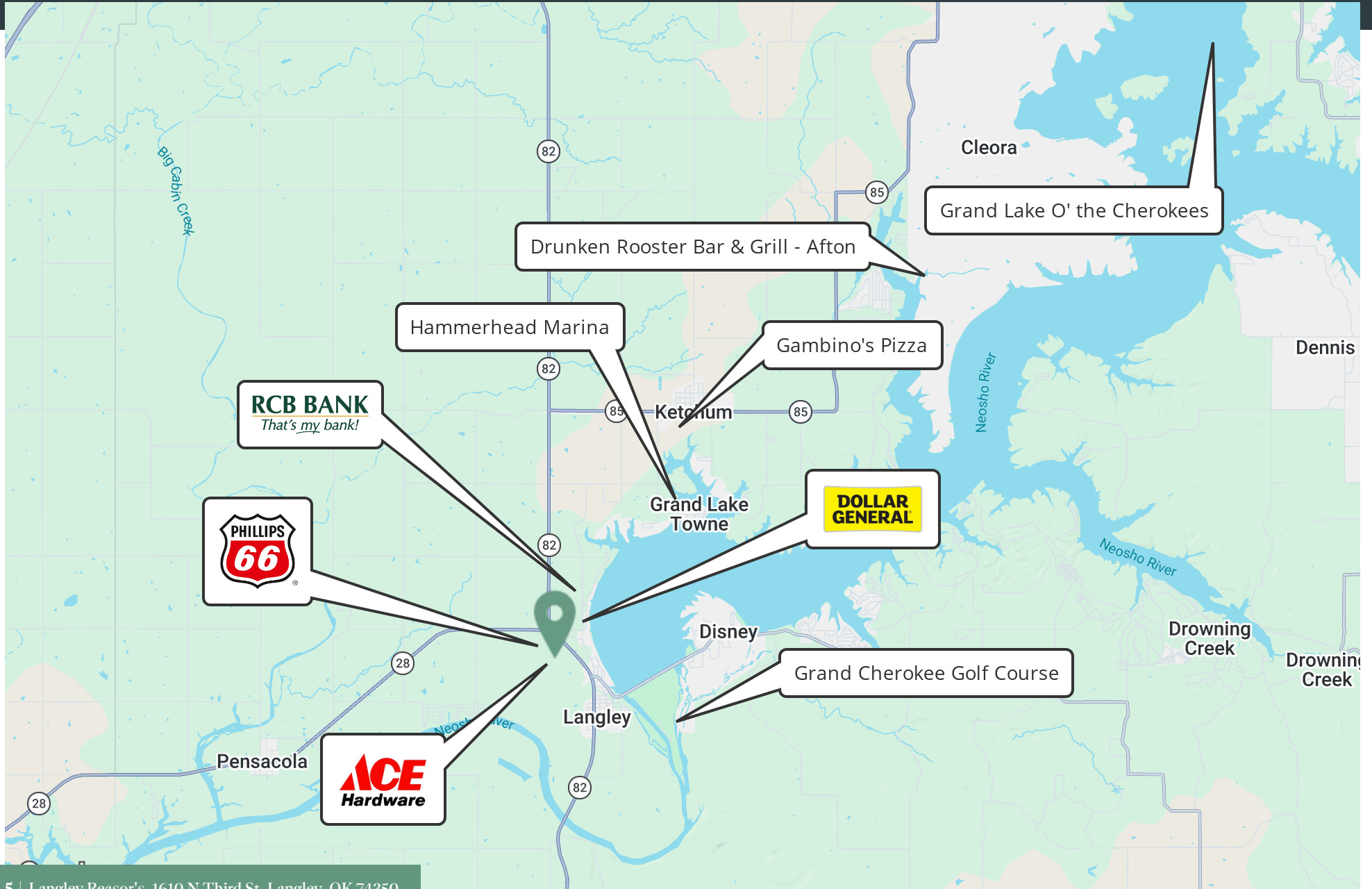


FLOOR PLAN CREATED BY CURKUSA AND MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Additional Photos



Location Map

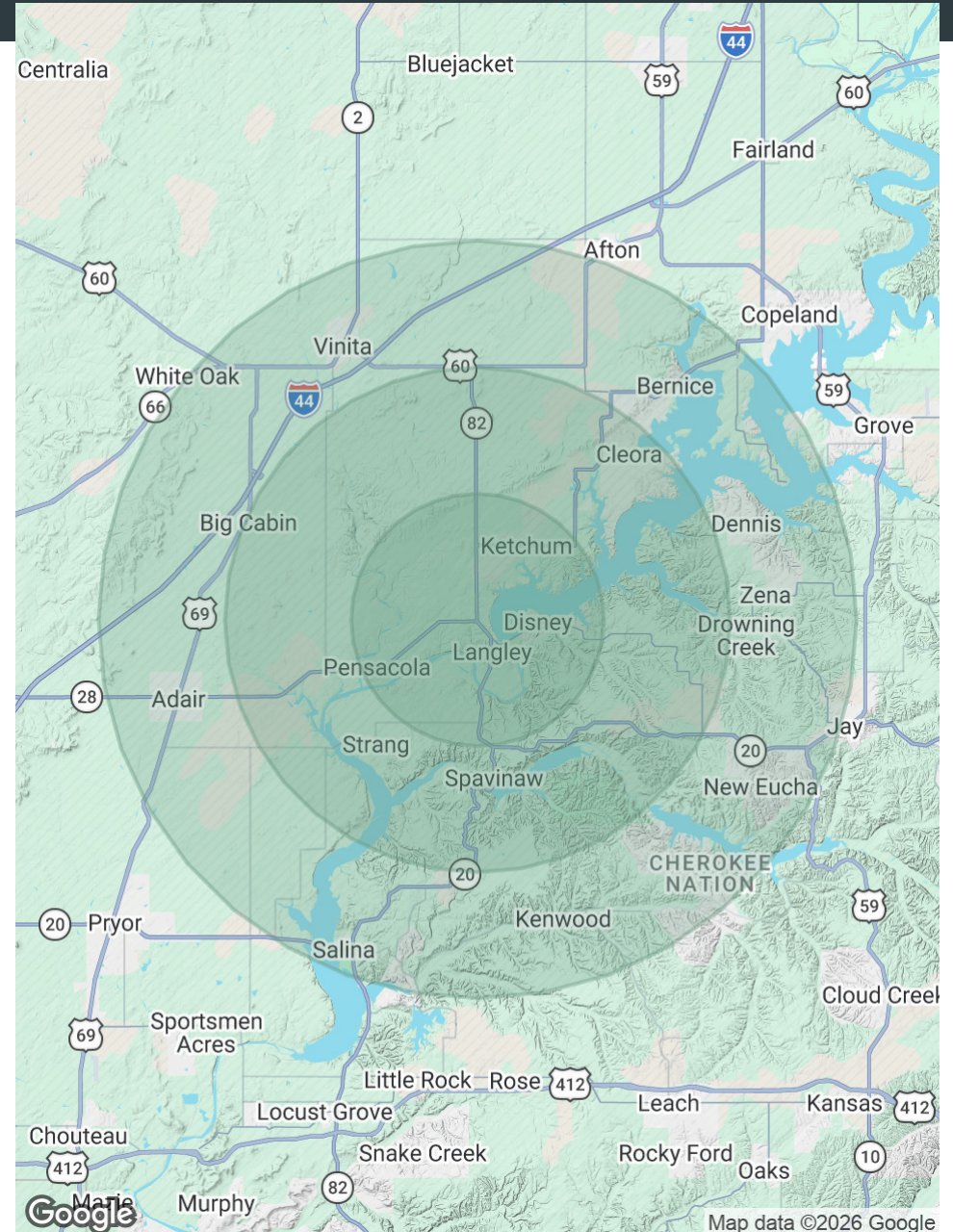


Demographics Map & Report

Population	5 Miles	10 Miles	15 Miles
Total Population	3,774	11,381	33,999
Average Age	50.0	49.6	46.0
Average Age (Male)	49.6	49.5	46.0
Average Age (Female)	50.6	50.3	46.4

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	1,537	4,770	13,713
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$66,988	\$73,931	\$75,054
Average House Value	\$160,720	\$182,951	\$191,238

2023 American Community Survey (ACS)



Contact

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