

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Nestled within the vibrant community of Moore, Oklahoma, this retail strip at 1210 NW 12th St. is located just west of the bustling intersection of 12th Street and Sante Fe. Its strategic positioning ensures high visibility and foot traffic, making it an ideal destination for businesses seeking maximum exposure. This property includes highly visible signage facing north towards 12th Street.

### PROPERTY HIGHLIGHTS

- Great co-tenancy
- High visibility
- High traffic counts
- Sufficient parking
- Attractive Design

### OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
NNN Rate:	\$2.75 SF/yr
Number of Units:	3
Available SF:	890 - 2,090 SF
Lot Size:	1.03 Acres
Building Size:	7,200 SF

Suite 1206	\$1,775.00/month
Suite 1208	\$1,315.00/month

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## SITE PLANS



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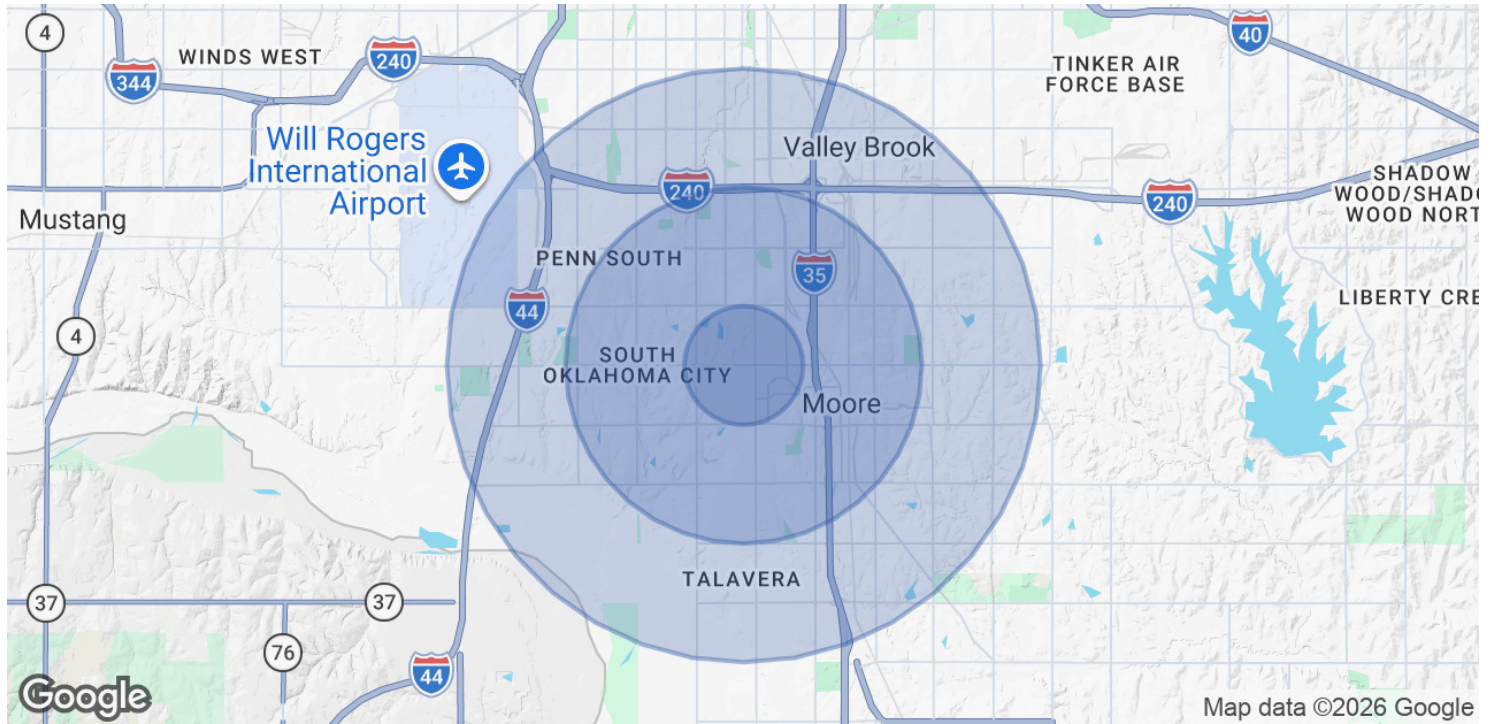
## ADDITIONAL PHOTOS



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,175	93,100	188,201
Average Age	38	39	38
Average Age (Male)	36	38	36
Average Age (Female)	40	40	39

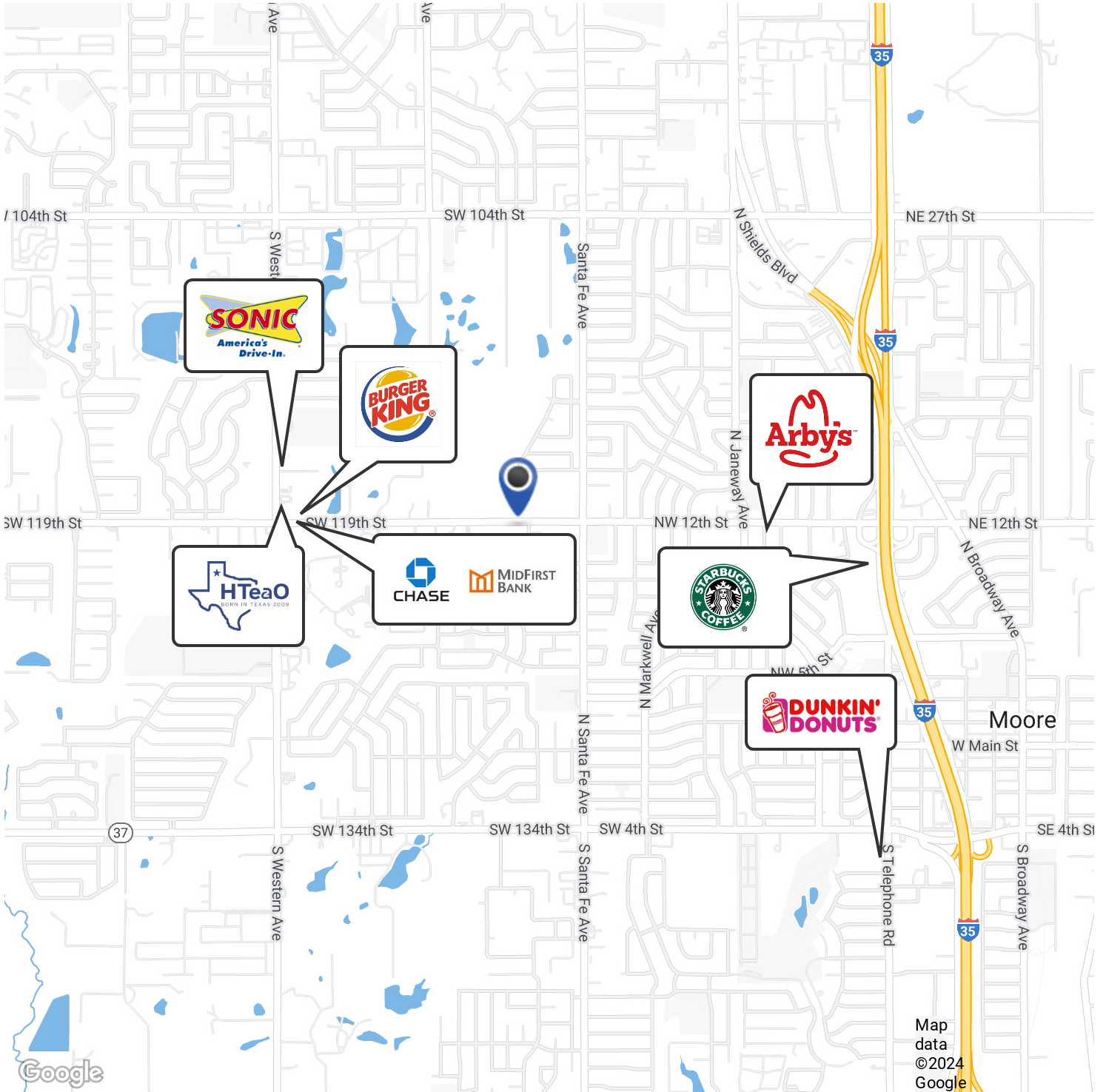
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,953	36,600	70,915
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$73,904	\$85,733	\$81,570
Average House Value	\$187,969	\$231,740	\$214,268

Demographics data derived from AlphaMap

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## RETAILER MAP



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