

FOR LEASE

# COMMUNITY PARK SHOPPING CENTER

12260 NORTHEAST 23RD STREET, NICOMA PARK  
, OK 73066



# BANTA

Property Group

## **BANTA PROPERTY GROUP, LLC**

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## OFFERING SUMMARY

Lease Rate:	\$9.30 SF/yr (MG)
Building Size:	16,450 SF
Available SF:	1,000 SF
Lot Size:	5 Acres
Year Built:	1980
Renovated:	2023
Zoning:	Commercial
Market:	Oklahoma City
Submarket:	East Oklahoma County

## PROPERTY OVERVIEW

Community Park Shopping Center spans 16,450 SF on a 5AC parcel along NE 23rd St. The center offers standard retail space for tenants—and benefits from easy access to NE 23rd St. Convenient connectivity to surrounding neighborhoods and commuter routes.

Standard retail spaces available.

Competitive Modified Gross Lease Terms: affordability with competitive modified gross lease terms. Leasing arrangements that cover essential expenses, allow you to focus on your operations without unexpected overhead costs.

## PROPERTY HIGHLIGHTS

- Great visibility from NE 23rd
- Ample Parking
- Large storefront windows
- Open layout

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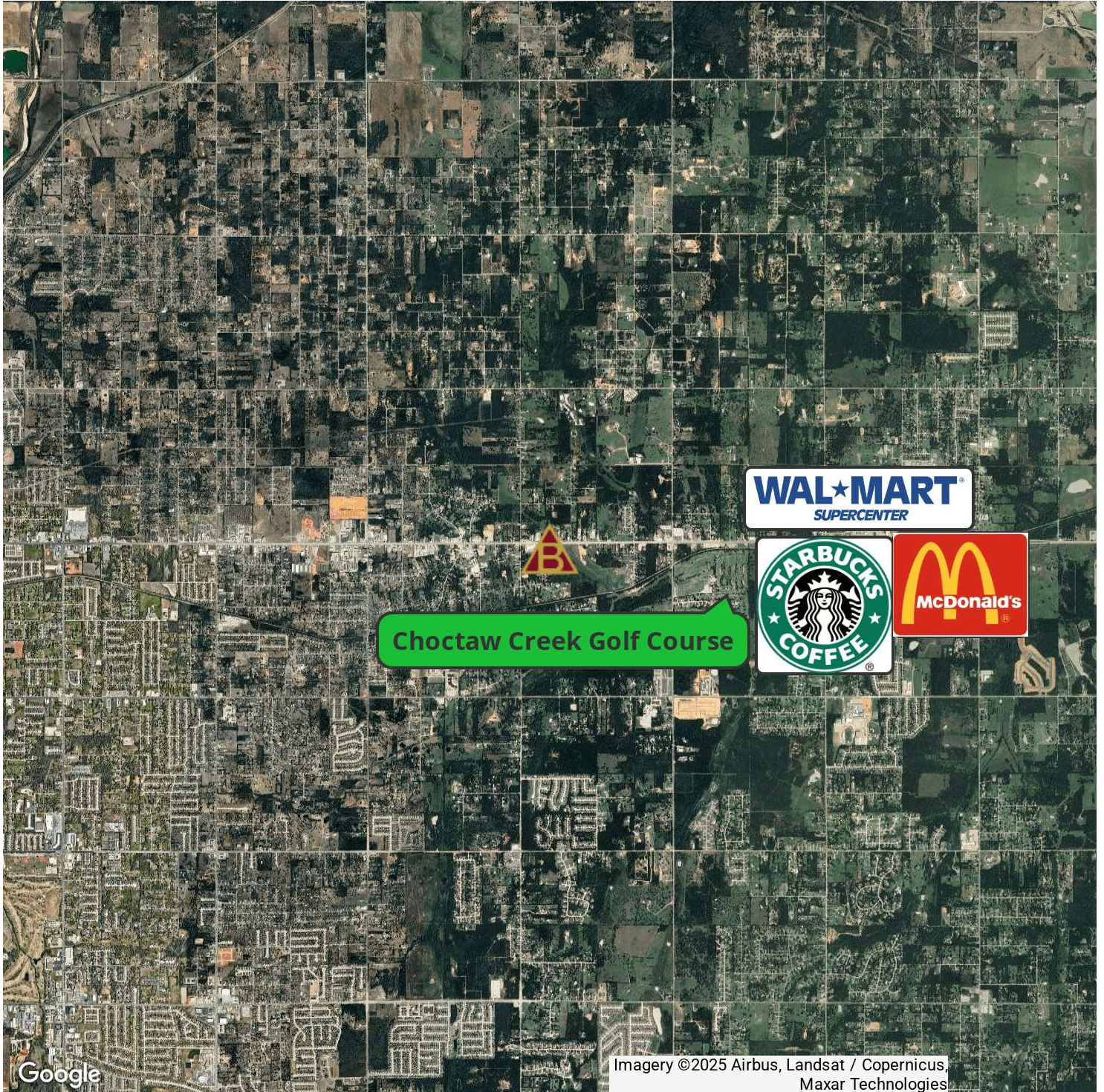
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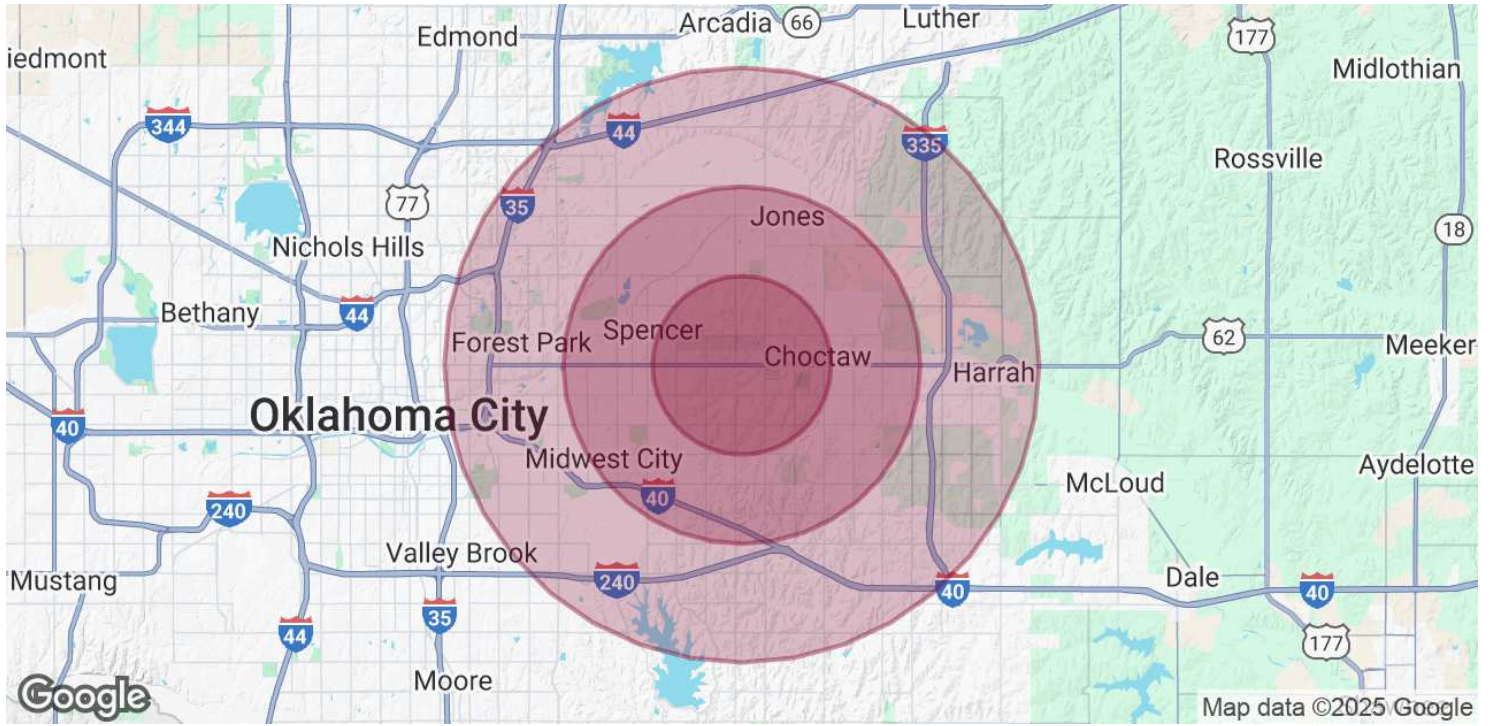
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<b>POPULATION</b>	<b>3 MILES</b>	<b>6 MILES</b>	<b>10 MILES</b>
Total Population	21,706	81,494	190,493
Average Age	41	40	40
Average Age (Male)	39	39	38
Average Age (Female)	42	41	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>6 MILES</b>	<b>10 MILES</b>
Total Households	8,522	32,801	76,227
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$88,330	\$84,240	\$82,679
Average House Value	\$225,337	\$228,537	\$234,960

Demographics data derived from AlphaMap

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