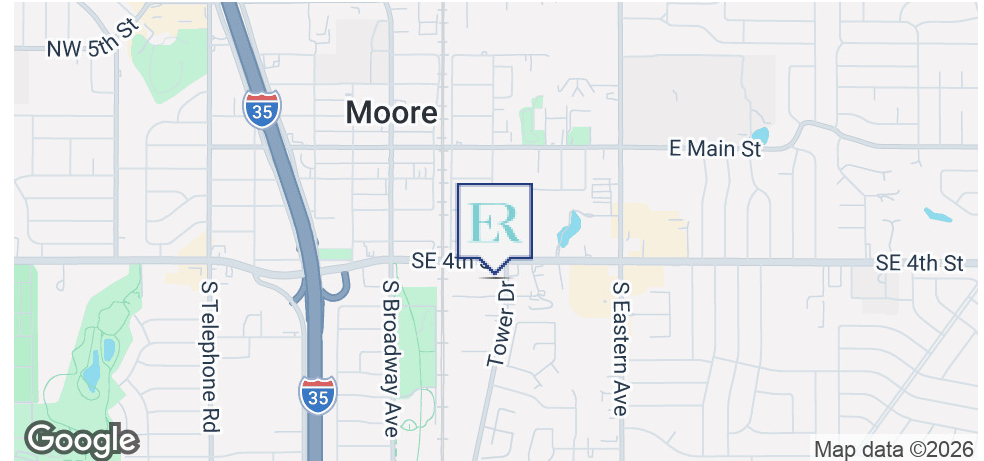




OFFERING SUMMARY

Available SF:	2,922 SF
Lease Rate:	\$3,000/mo
Lot Size:	0.32 Acres
Year Built:	1985
Building Size:	2,922
Zoning:	C4
Market:	Moore
Submarket:	Oklahoma City

PROPERTY OVERVIEW

This prime location offers easy access to I-35 and is centrally located for convenience, with quick routes to Moore, Norman, and Oklahoma City. Minimum three-year lease term. Tenant pays utilities. Ask us about the opportunity to own this property!

LOCATION OVERVIEW

Conveniently located 0.5 miles from I-35 Service Rd. Office Suites for Lease - Prime Location in Moore just off 4th Street.

PROPERTY HIGHLIGHTS

- Prime location with easy access to I-35.
- Flexible floor plan; eight private offices & 3 restrooms.
- Professional and modern design features throughout
- Ample parking for employees and visitors.
- Highly visible signage opportunities.
- Monthly rent: \$3,000 plus utilities.

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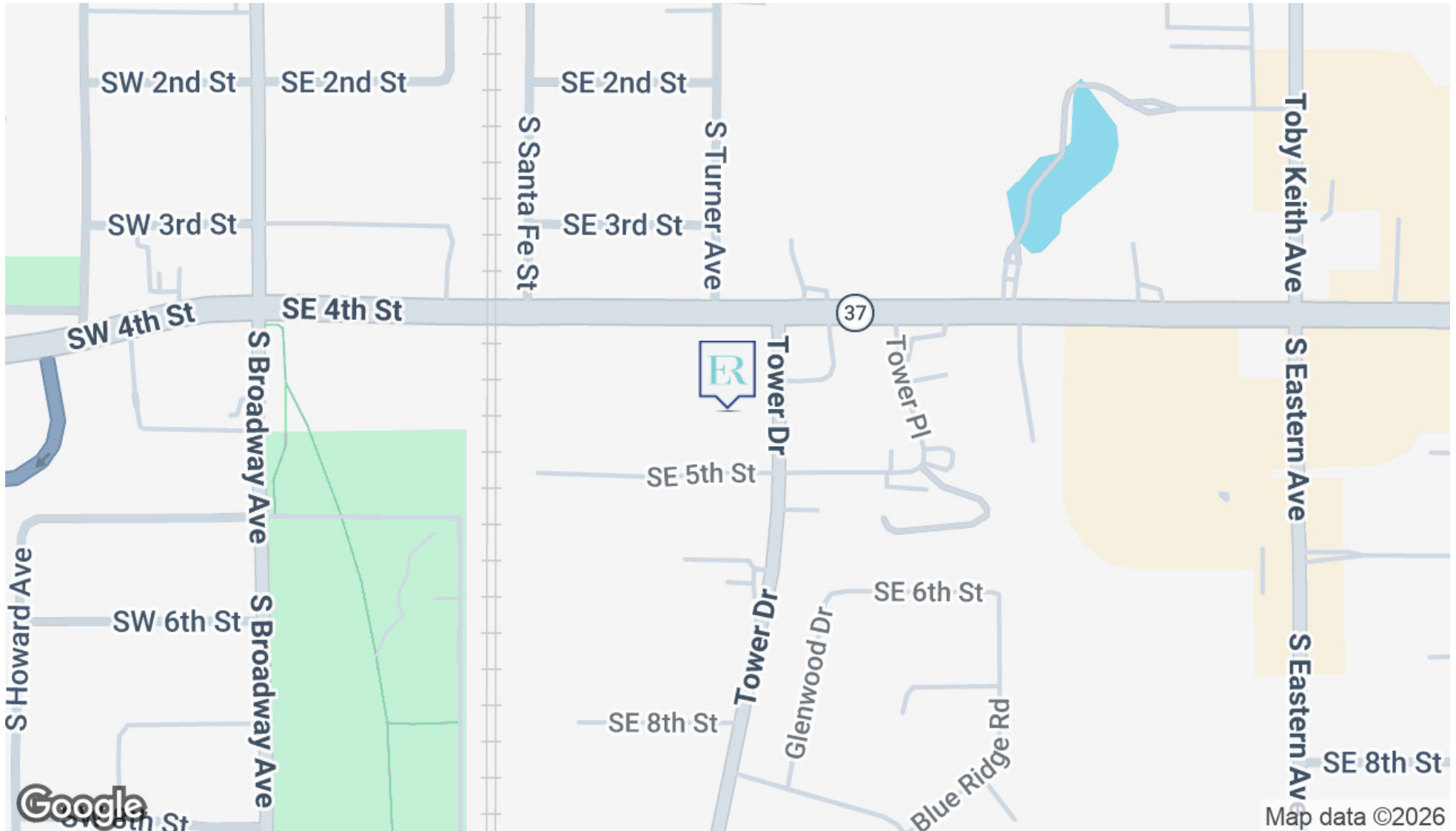
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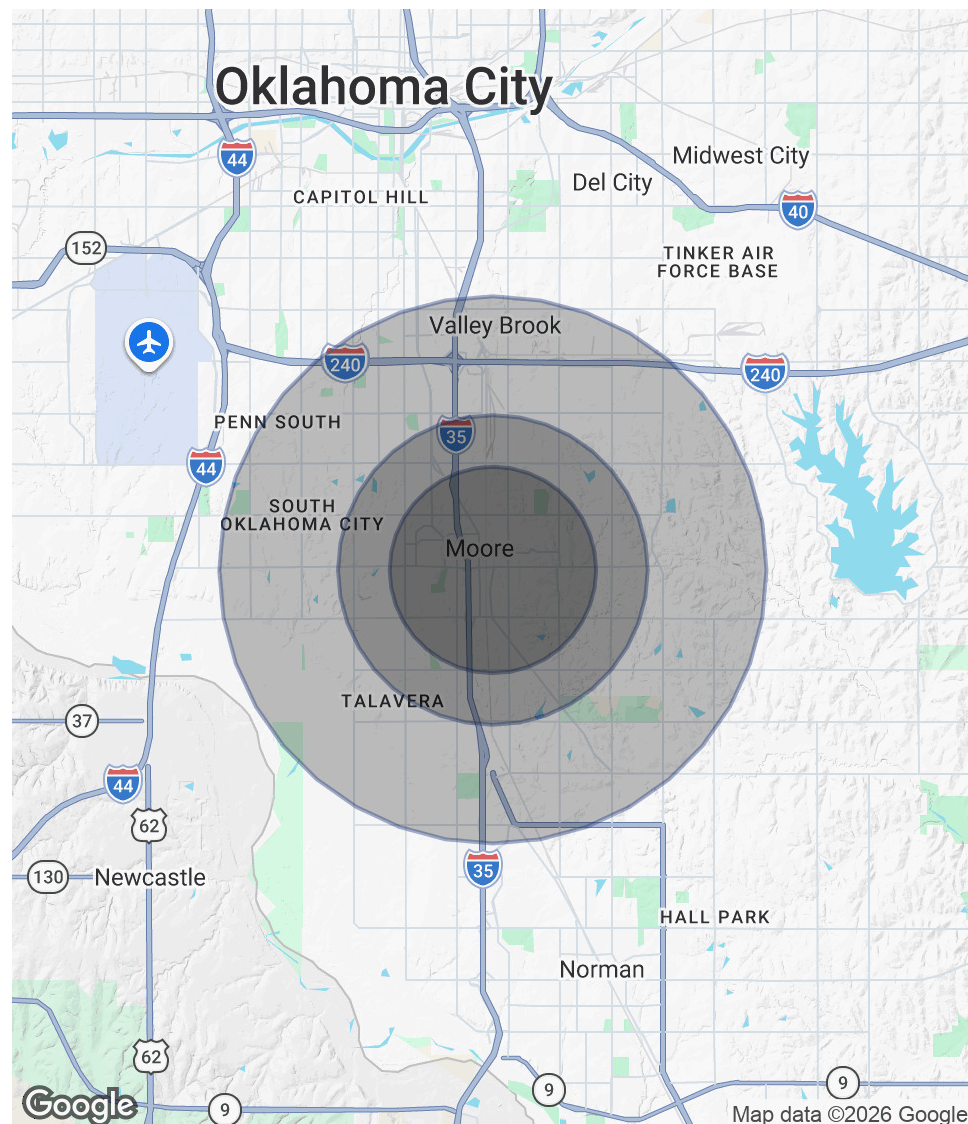
POPULATION

	5.3 MILES	3 MILES	2 MILES
Total Population	159,164	78,430	43,005
Average Age	38	37	37
Average Age (Male)	37	36	36
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME

	5.3 MILES	3 MILES	2 MILES
Total Households	60,660	29,918	16,230
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$89,783	\$86,627	\$85,810
Average House Value	\$241,057	\$224,305	\$204,726

2020 American Community Survey (ACS)



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