

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover the promising potential of the area surrounding the property in Bixby, OK, where new residential developments are on the rise. Just a couple of miles away, a future Walmart Supercenter is set to enhance the local retail landscape. With a noticeable shortage of retail and neighborhood services in the area, this presents a prime opportunity for businesses to fill a vital need and become a go-to destination for the growing community. The property's strategic location, combined with the anticipated growth and lack of competing services, makes it an attractive choice for Retail and Street Retail tenants seeking to establish a strong presence in this up-and-coming market.

PROPERTY HIGHLIGHTS

- High visibility corner location
- Ample parking for customers and employees
- Strategic position in a rapidly growing area
- Anticipated increase in local retail demand
- Opportunity to become a go-to destination for the community

OFFERING SUMMARY

Lease Rate:	\$33 SF/yr (NNN)
Available SF:	1,625 - 22,000 SF
Building Size:	22,000 SF
NOI:	\$0.00
Cap Rate:	0.0%

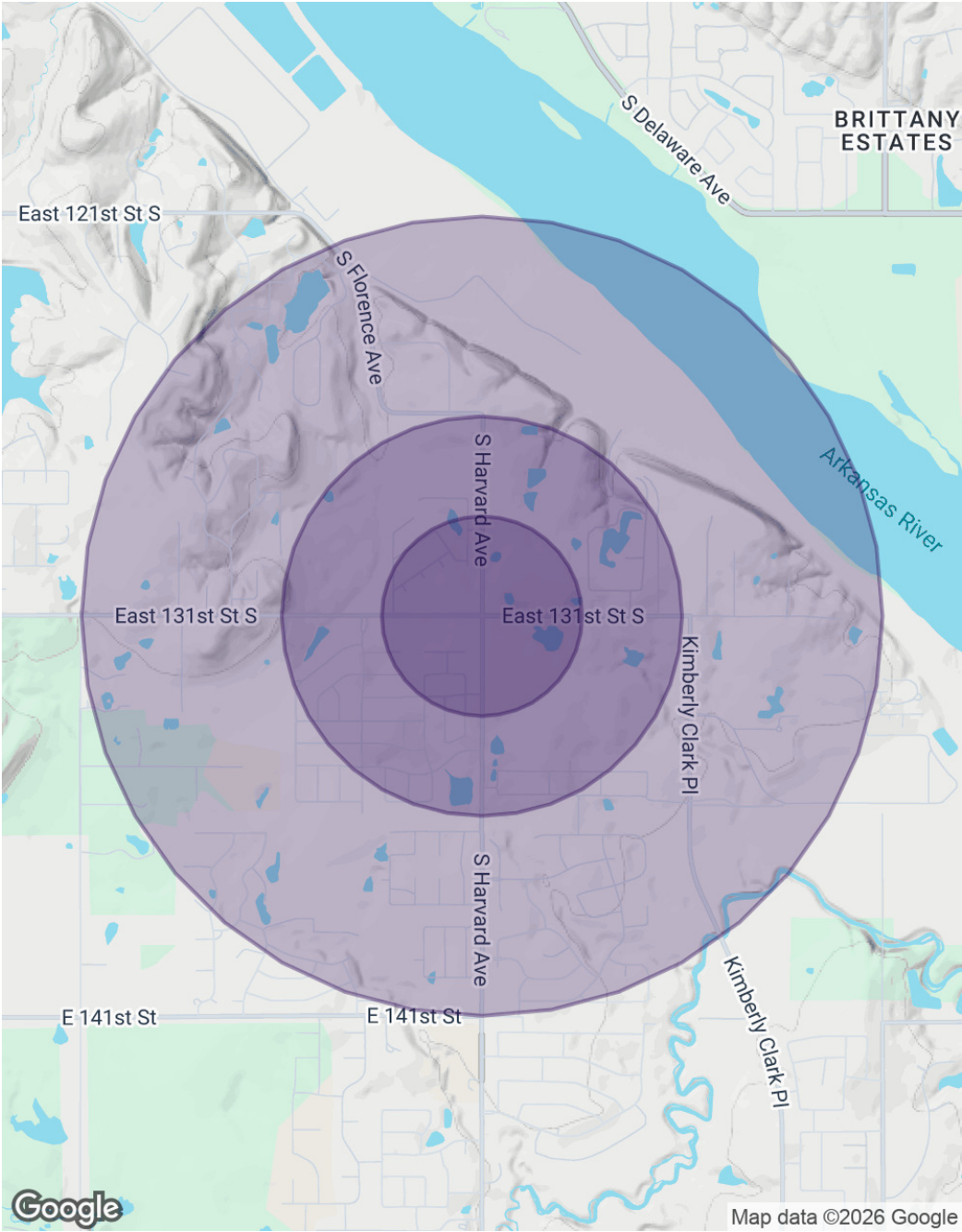
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	69	279	1,073
Total Population	214	864	3,312
Average HH Income	\$165,440	\$163,697	\$164,149

DEMOGRAPHICS MAP & REPORT

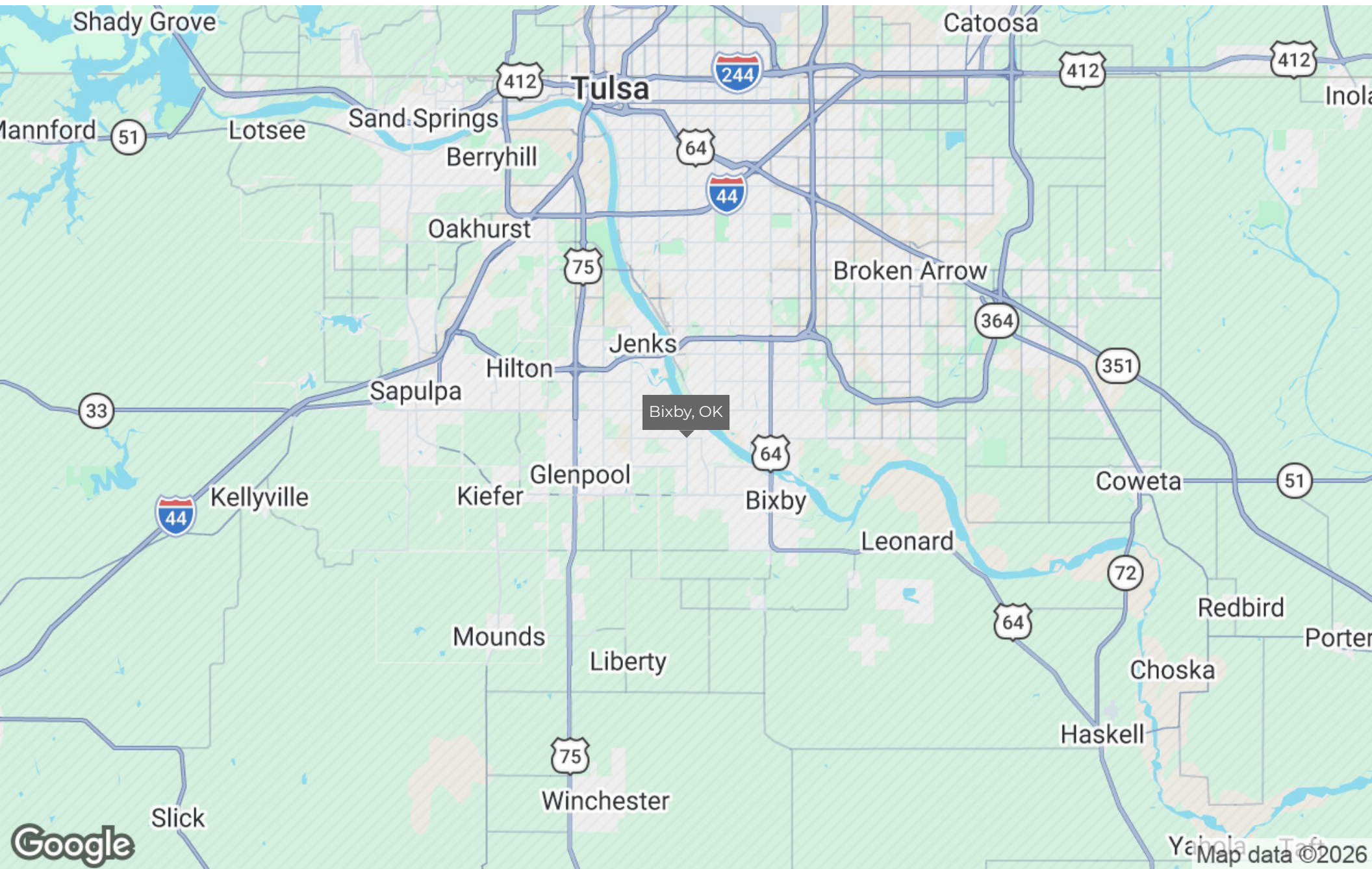
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	214	864	3,312
Average Age	38.5	38.2	38.0
Average Age (Male)	34.3	34.0	33.6
Average Age (Female)	39.0	38.7	38.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	69	279	1,073
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$165,440	\$163,697	\$164,149
Average House Value	\$378,687	\$371,517	\$372,090

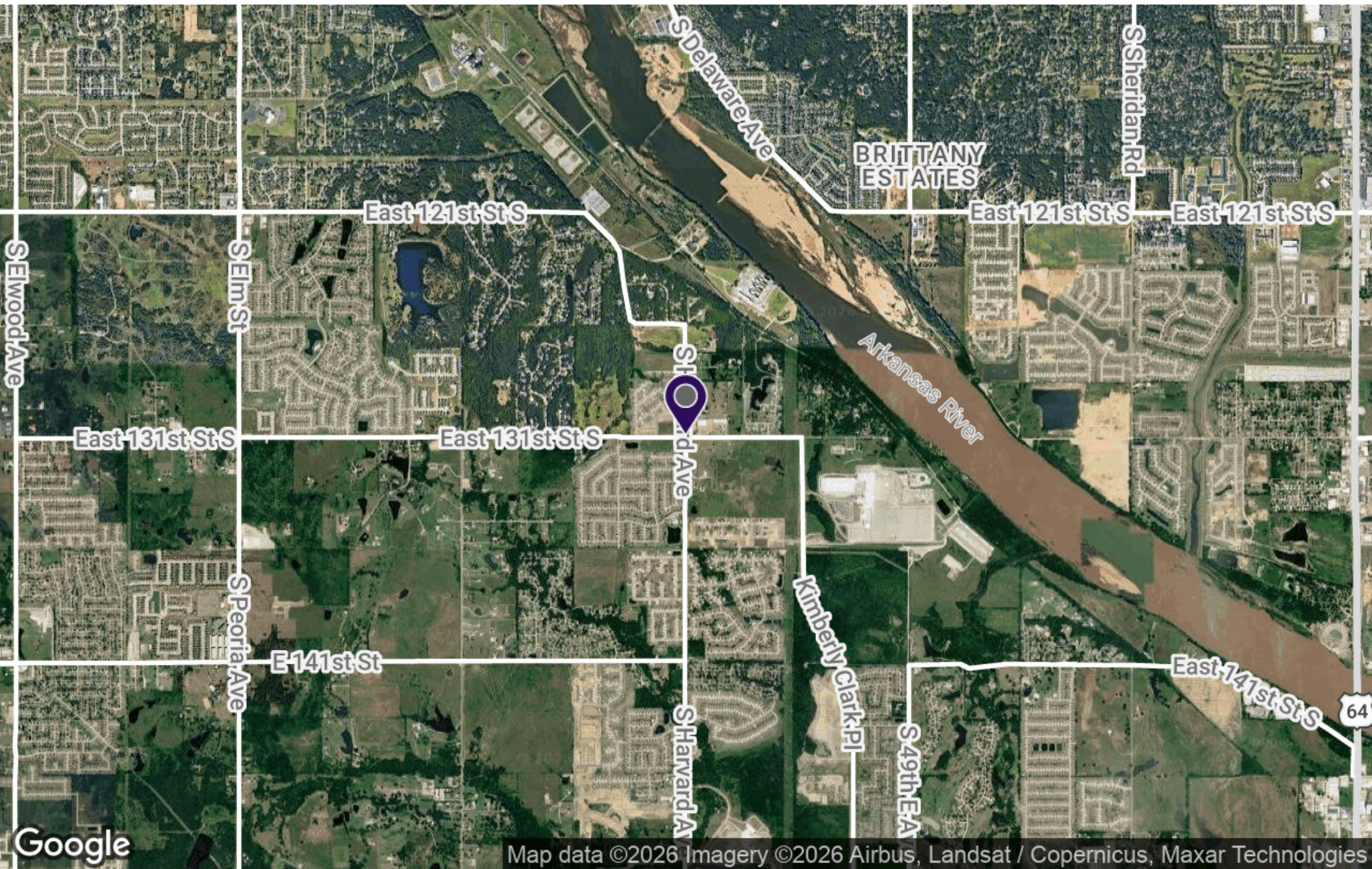
2023 American Community Survey (ACS)



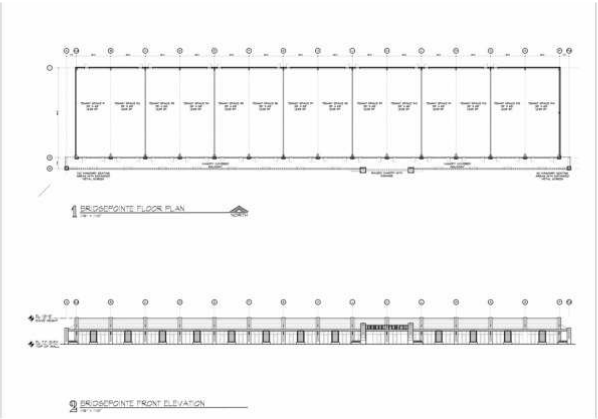
REGIONAL MAP



AERIAL MAP



LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,625 - 22,000 SF	Lease Rate:	\$33 SF/yr

AVAILABLE SPACES

SITE PLANS

