

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	6,800 SF
Available SF:	880 SF
Lot Size:	0.714 Acres
Year Built:	1993
Renovated:	2014
Market:	NW Oklahoma City

PROPERTY OVERVIEW

Small shop space facing Hefner Road directly in front of Crest Foods. Great opportunity at busy NW OKC intersection.

PROPERTY HIGHLIGHTS

- Great Visibility
- Ample Parking
- Busy Intersection
- Pylon Sign

ETHAN SLAVIN

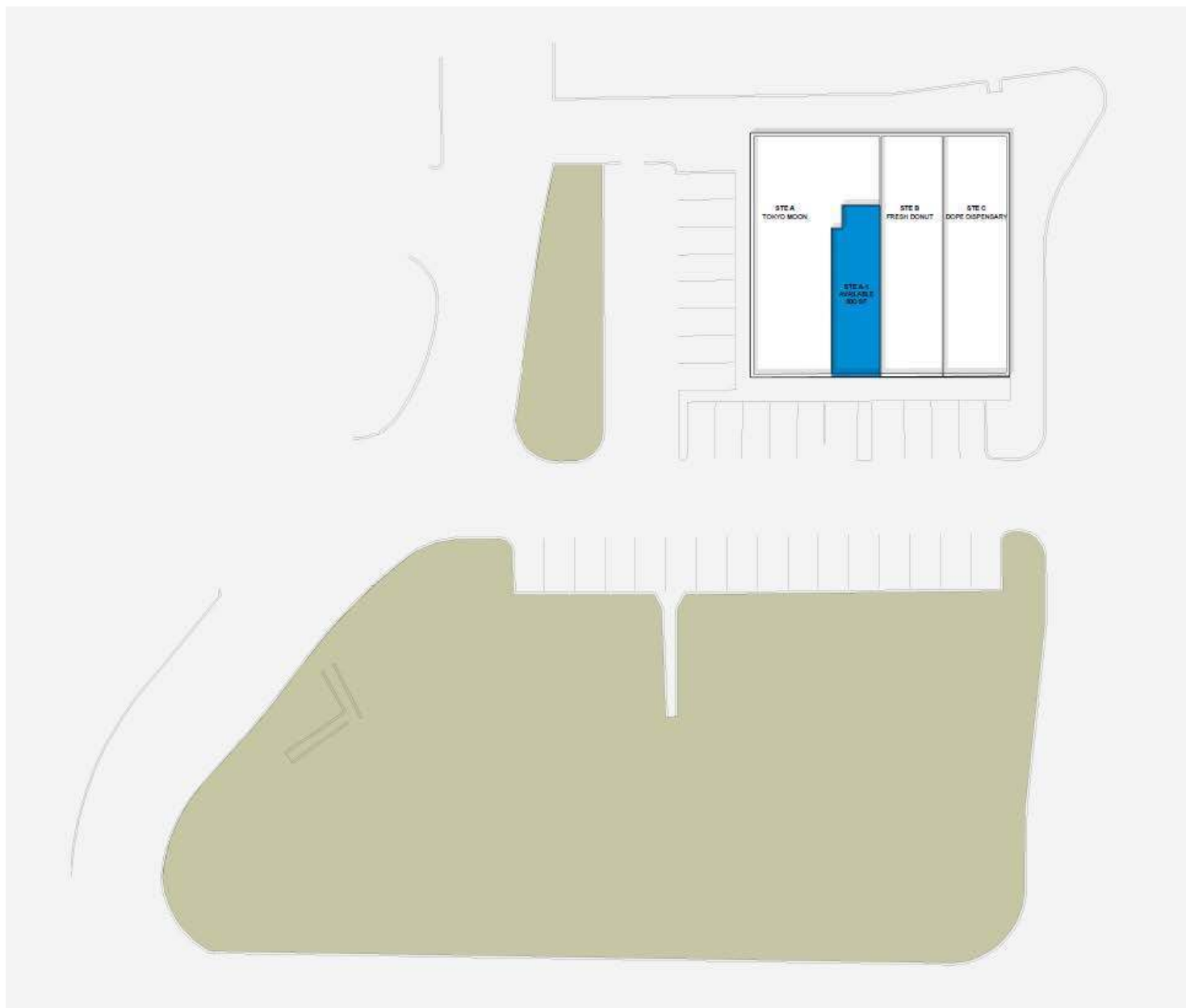
405.830.0252
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ADDITIONAL PHOTOS



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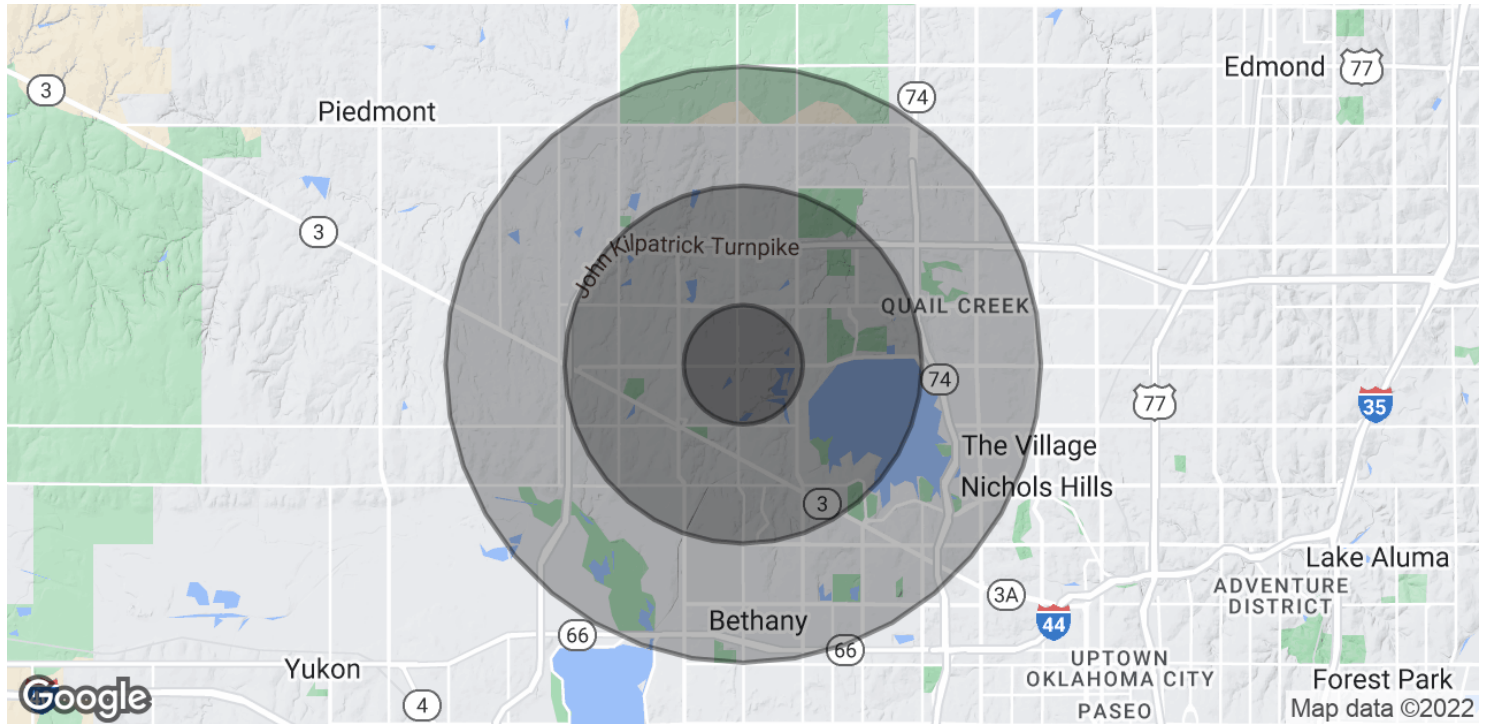
SITE PLAN



A Google Map of Eagle Lake, Oregon. The map shows a yellow highlighted area in the upper center, with a blue location pin placed on its southern edge. The map includes a grid of streets: NW 114th St, NW 113th St, NW 112th St, NW 111th St, NW 110th St, NW 109th St, NW 109th Pl, W Hefner Rd, NW 102nd St, and NW 101st St running north-south; and Shasta Ln, Mantle Dr, Eagle Ln, N Rockwell Ave, White Oak Canyon Rd, Fawn Canyon Dr, Cricket Ct, Talbot Canyon Rd, Rosehaven Dr, Richaven Rd, Lay Cross Rd, Randwick Dr, Brockton Pl, Queenswick Dr, James L Dennis Dr, Bayberry Dr, Laurel Rd, Blue Spruce Ct, Bear Canyon Dr, Basswood Canyon Rd, Basswood, Evergreen Ct, and Blue Spruce Rd running east-west. A large blue lake labeled 'Eagle Lake' is in the bottom left. The Google logo is in the bottom left corner, and 'Map data ©2022' is in the bottom right corner.

26 E. 9TH ST. | EDMOND, OK 73034 | 405.510.0079 | CREEKCRE.COM

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,449	73,582	129,669
Average age	43.4	38.1	38.7
Average age (Male)	38.7	36.1	37.3
Average age (Female)	45.5	39.3	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,688	30,301	54,078
# of persons per HH	2.4	2.4	2.4
Average HH income	\$90,660	\$74,814	\$75,321
Average house value	\$165,169	\$187,226	\$174,367

* Demographic data derived from 2020 ACS - US Census

RETAILER MAP



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