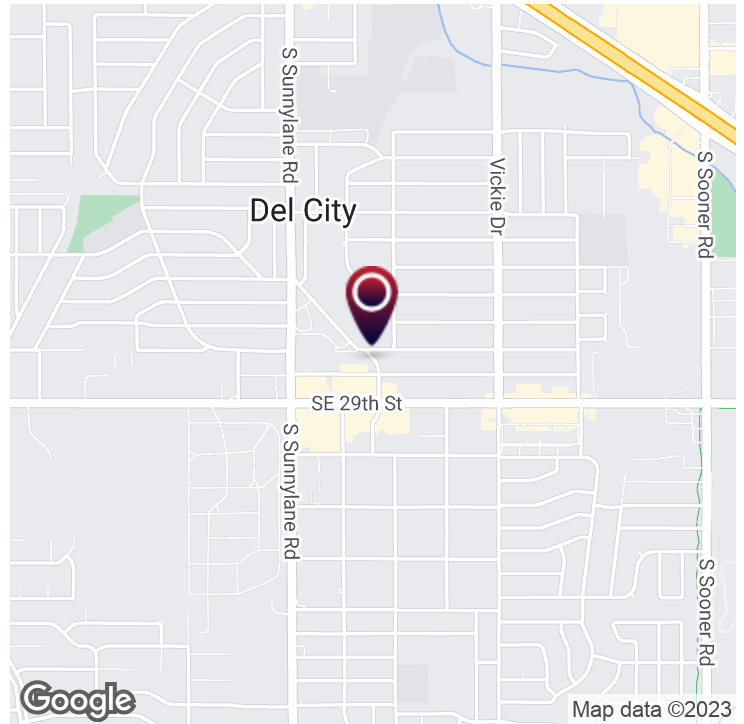


EXECUTIVE SUMMARY

DC SHOPPING CENTER #1

2819 Epperly Dr., Del City, OK 73115



OFFERING SUMMARY

Lease Rate:	\$850/month; \$1,950/month
Available SF:	1,078 SF; 4,960 SF
Number Of Units:	2
Year Built:	1952
Renovated:	2014
Zoning:	Community Comercial (C-3)

PROPERTY HIGHLIGHTS

- Located on the corner of Epperly and SE 28th and close proximity the Del City Post Office
- Located one block from the new Del City Police Station
- Located across the street from the new Del City Fire Station site
- Located less than 1/2 mile from Tinker AFB

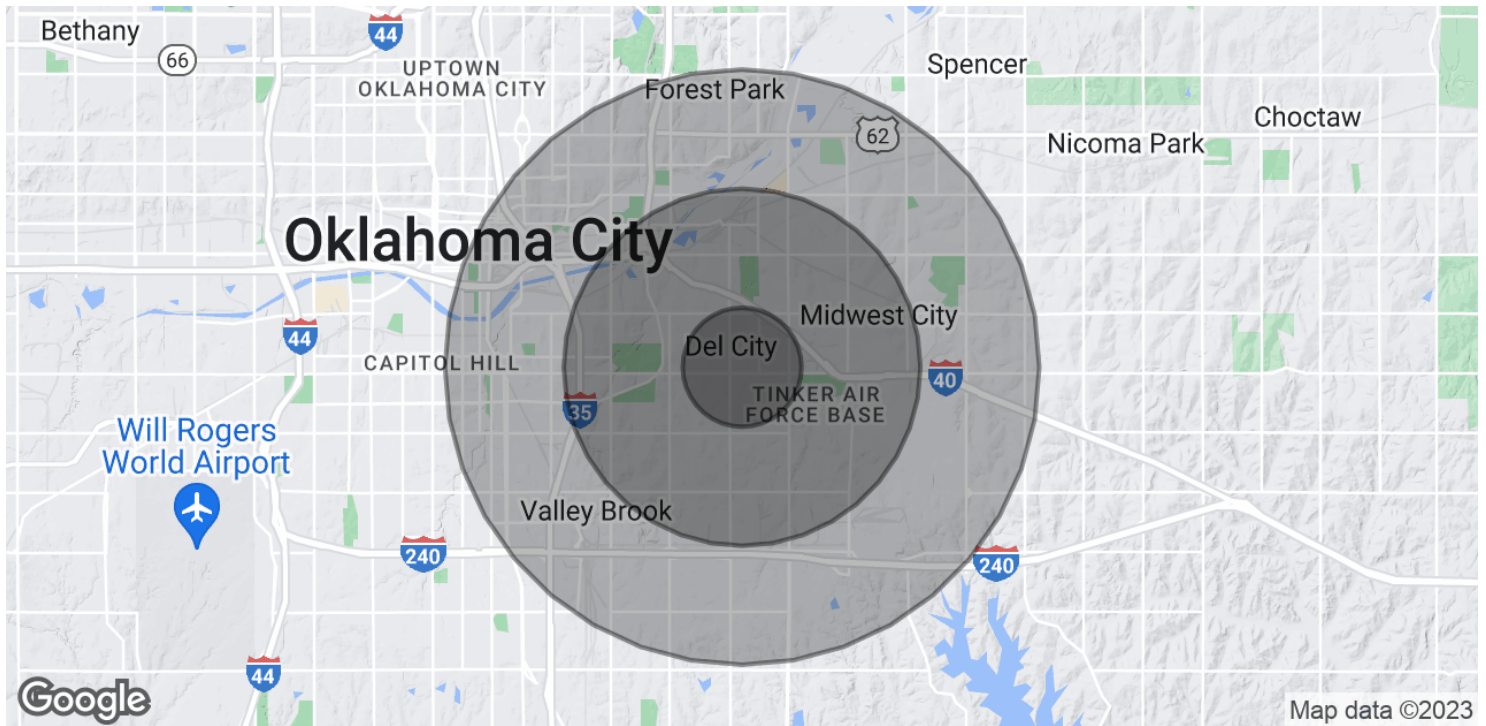


Adept Commercial Real Estate, LLC
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DC SHOPPING CENTER #1

2819 Epperly Dr., Del City, OK 73115



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,241	59,476	127,845
Average age	32.9	32.1	32.3
Average age (Male)	31.8	30.7	31.4
Average age (Female)	34.0	33.3	33.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,315	22,963	49,278
# of persons per HH	2.6	2.6	2.6
Average HH income	\$47,406	\$48,456	\$45,364
Average house value	\$66,132	\$76,524	\$88,197

* Demographic data derived from 2020 ACS - US Census



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