

# SUNSHINE CLEANERS

1012 NW 1ST ST, Oklahoma City, OK 73106



Lease Rate	N/A
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## OFFERING SUMMARY

Building Size:	17,000 SF
Available SF:	
Lot Size:	21,000 SF
Year Built:	1929
Zoning:	I-2 Moderate Industrial
Traffic Count:	16,502

## PROPERTY OVERVIEW

This corner space at the Sunshine Cleaners Building boasts huge eastern facing windows, Classen Blvd frontage and the best co-tenant you could ever wish for, Stonecloud Brewery! The space is in "white-box" condition and ready to be OKC's next food destination. What makes this space stand out over others is its size. At only 1,800sf and restrooms being common, this suite is "right-sized" allowing for a new or smaller concept a break on initial overhead.

## LOCATION OVERVIEW

The Sunshine Cleaners Building is located on the corner of NW 1st & Classen. It's iconic sign and location on Classen make it impossible to miss. The area has developed quickly over the last few years with the 21cMuseum Hotel, West Village apartments and the brand new Beer City Music Hall.

## PROPERTY HIGHLIGHTS



Adept Commercial Real Estate, LLC  
1 NE 2nd Street, Suite 101  
Oklahoma City, OK 73104

Ian Duty-Dean  
405.642.4677  
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Ryan Gilliland  
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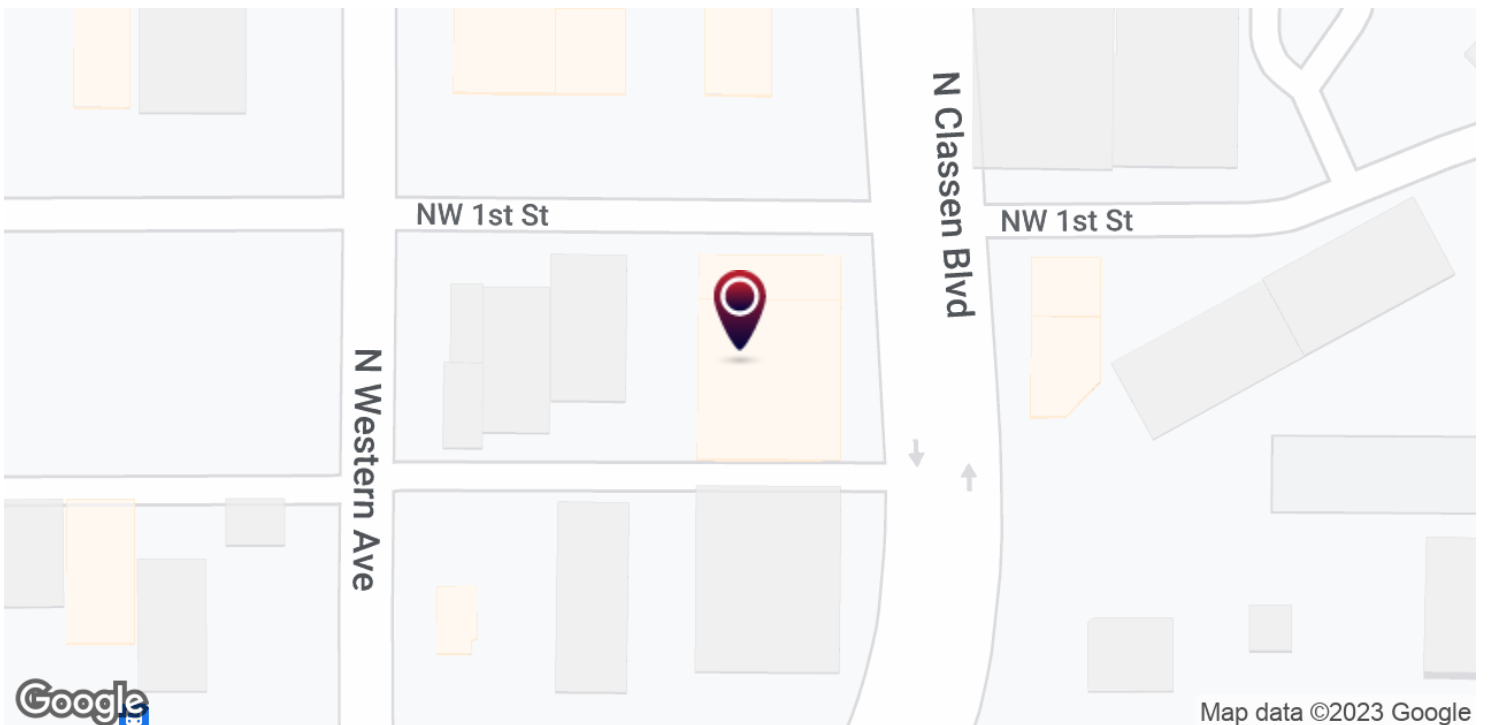
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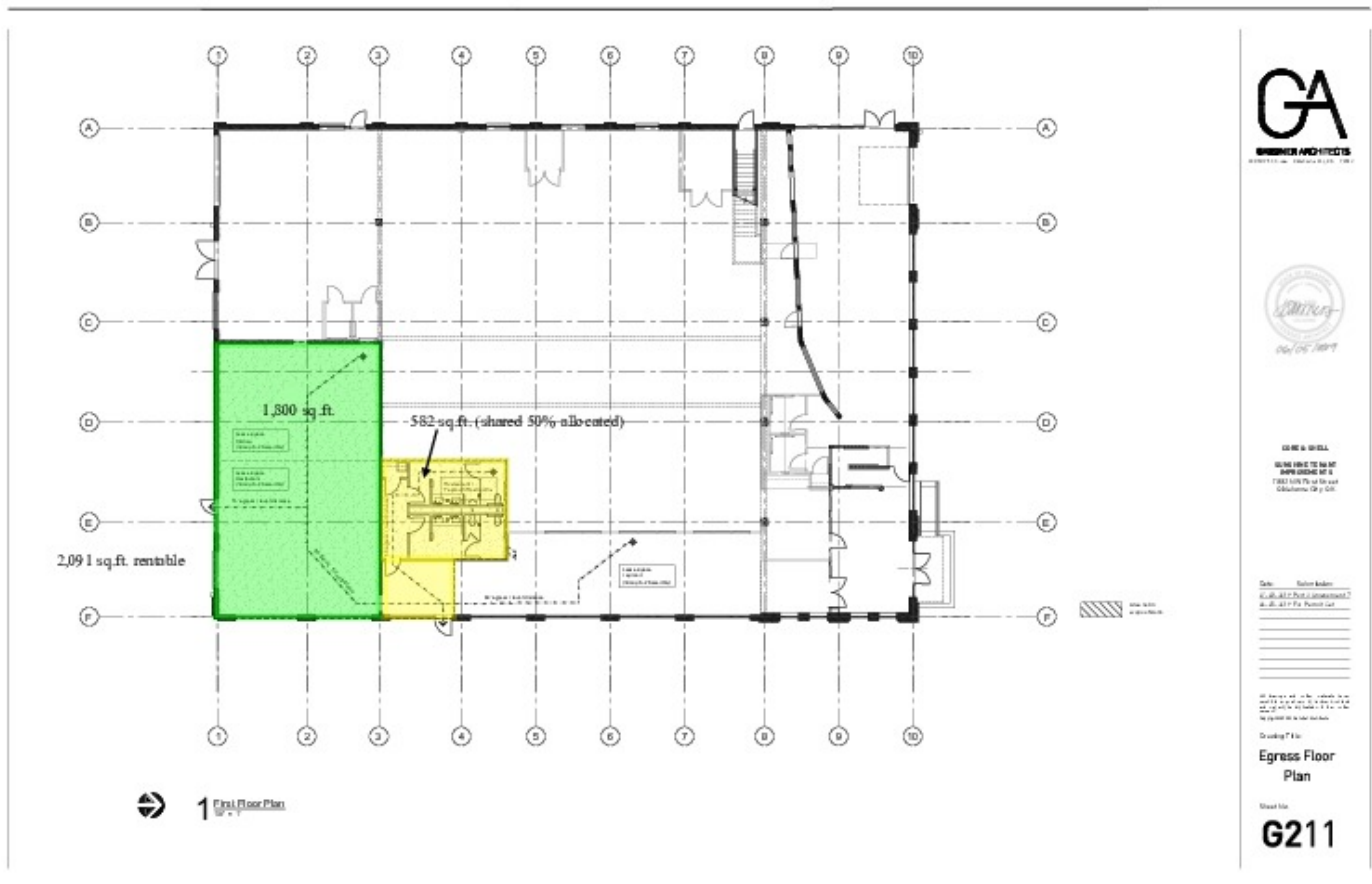
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,174	84,085	223,027
Average Age	35.3	31.7	33.0
Average Age (Male)	36.5	31.9	32.6
Average Age (Female)	33.3	31.6	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,315	31,796	87,459
# of Persons per HH	3.1	2.6	2.6
Average HH Income	\$37,431	\$43,186	\$42,589
Average House Value	\$128,571	\$155,115	\$123,003

\* Demographic data derived from 2020 ACS - US Census



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## IAN DUTY-DEAN

Advisor

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**Direct:** 405.642.4677

OK #123546

## PROFESSIONAL BACKGROUND

Ian Duty-Dean is an Advisor with ADEPT Commercial Real Estate. Prior to joining ADEPT, he was an Advisor for Emersons Commercial Real Estate and SVN Land Run. Ian is a real estate professional with five years of experience in commercial real estate brokerage. After graduating Classen School of Advanced Studies he went on to pursue a degree at the University of Oklahoma. During that time Ian landed an internship with the Oklahoma City Urban Renewal Authority. There he had the opportunity to collaborate with and learn some of the most established developers in Oklahoma City.

Ian's primary focus is adaptive reuse, site selection, and expansions. While having a passion for urban development, Ian has also represented tenants and landlords in rural communities throughout Oklahoma. Ian has the capacity to assist clients with their retail, office, and industrial needs small and large.

## EDUCATION

University of Oklahoma - Multidisciplinary Studies

Georgetown University - Master of Professional Studies in Real Estate

## MEMBERSHIPS

Urban Land Institute

Commercial Real Estate Council

International Council of Shopping Centers



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