

1023 THIRD ST.

1023 THIRD ST., ELK CITY, OK 73644

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 1023 THIRD ST in Elk City, OK. This well-managed retail or office space has great visibility on the NE corner of Route 66 & N Randall Avenue. The building is in an established area with excellent on-site parking, over 40 spaces. The 7,190 SF building sits near the center of the Elk City business district and is ready for its next generation of retail. This property is a well-known retail staple of the Elk City community for years and offers landmark recognition & captivating signage. Give our Beckham County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity for a restaurant, fast food, health care center and more. This is the perfect opportunity to grow your business' footprint on the NE corner of Route 66 & N Randall Ave.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	3,990 SF
Building Size:	7,190 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,504	4,928	5,729
Total Population	5,212	10,138	11,677
Average HH Income	\$45,237	\$47,869	\$49,063

Presented By:

Legacy Commercial Property

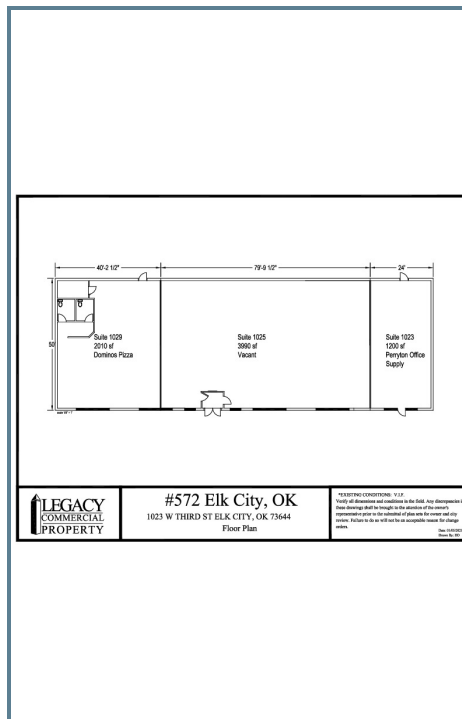
847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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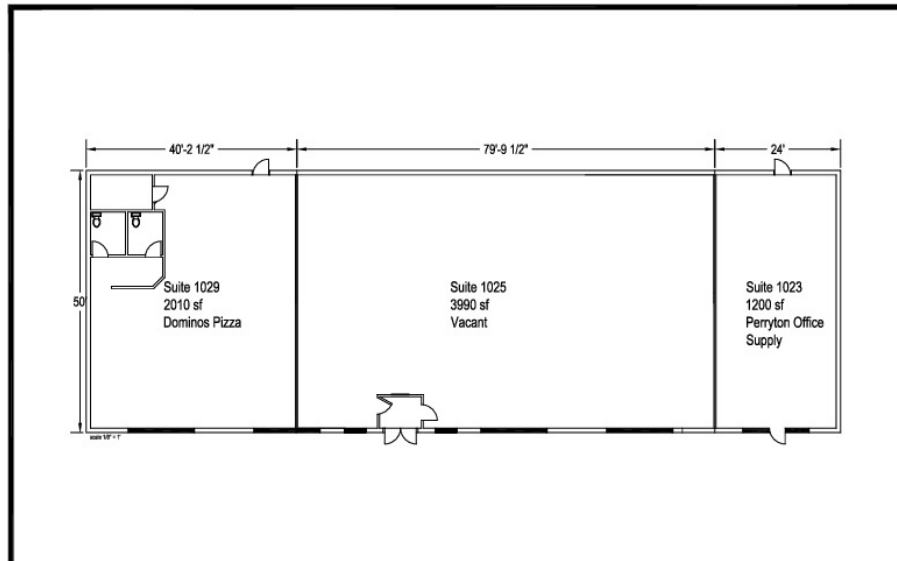
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209 Powell Place
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PLANS



LEGEND

Available

Unavailable

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PROPERTY

#572 Elk City, OK
1023 W THIRD ST ELK CITY, OK 73644
Floor Plan

*EXISTING CONDITIONS: V.L.F.
Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.
Date: 01/05/2011
Drawn By: JLD

LEASE INFORMATION

Lease Type:	NNN
Total Space:	3,990 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1023 W 3rd St	Cellular Only Connection, Inc.	1,200 SF	NNN	-	-
1023 W 3rd St	Available	3,990 SF	NNN	Negotiable	-
1023 W 3rd St	Domino's Pizza - Five Star Pizza Inc	2,000 SF	NNN	-	-

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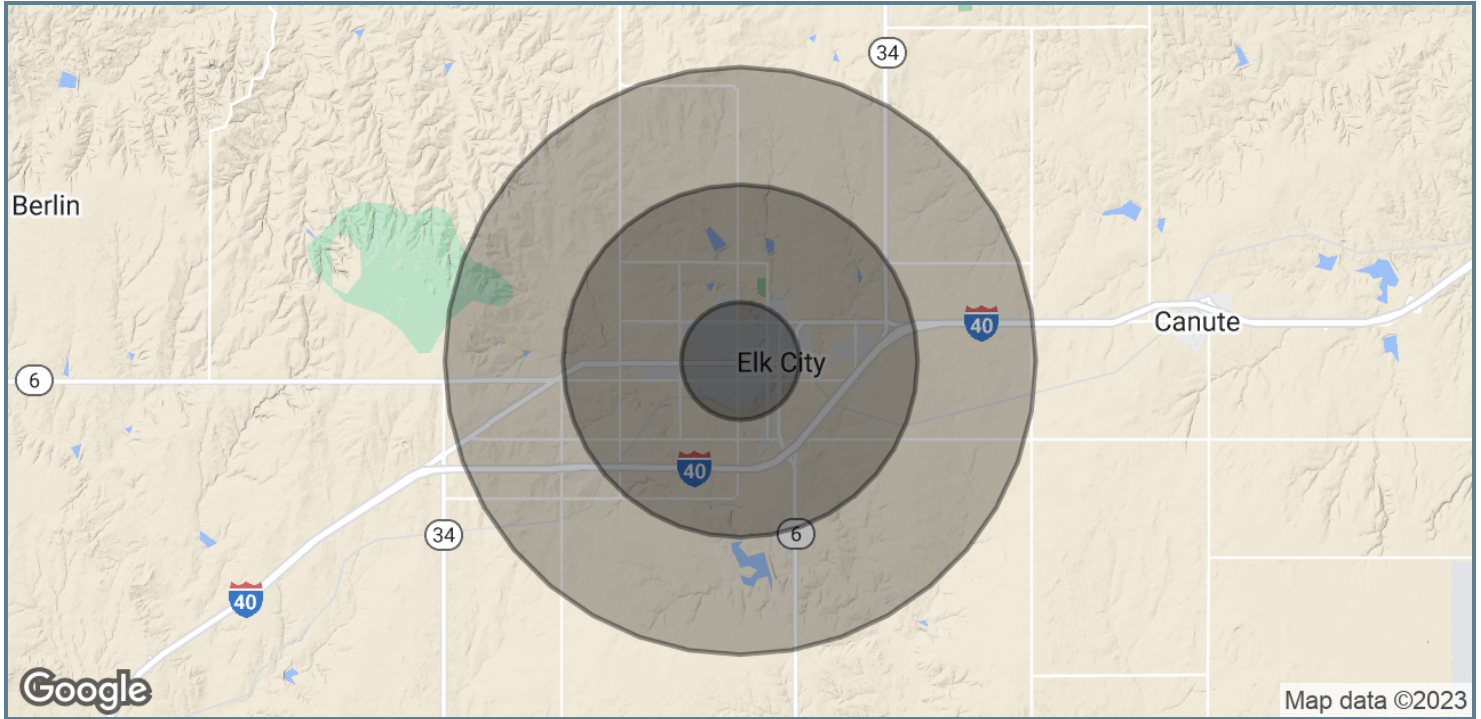
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,212	10,138	11,677
Average Age	32.9	33.9	34.3
Average Age (Male)	32.2	31.2	31.9
Average Age (Female)	31.5	34.0	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,504	4,928	5,729
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$45,237	\$47,869	\$49,063
Average House Value	\$123,460	\$135,067	\$139,651

* Demographic data derived from 2020 ACS - US Census

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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

847-904-9200
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