



PROPERTY DESCRIPTION

Mixed use office and retail shopping center with a great tenant mix. Multiple size spaces available, some with upstairs storage. This large square footage shopping center offers ample parking and affordable rent and NNN rates in a very busy retail corridor. This property is well maintained and professionally managed.

PROPERTY HIGHLIGHTS

- Turn Key Ready Spaces
- Electronic Sign Available
- Exceptional Daytime Population
- Retail Corridor
- Great Tenant Mix
- 20,100 VPD - 19th Street
- Excellent Demographics

Nick Tyler

Sales Associate

405.397.3228

nick@fleskeholding.com



LOCATION DESCRIPTION

Located just north of the 19th and Broadway intersection, this property is one block East of I-35 and is part of the very busy 19th St retail corridor.

OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (NNN)
NNN Rate:	\$2.88/SF
Available SF:	3,240 SF
Lot Size:	2.87 Acres
Building Size:	42,120 SF

Josh White

Sales Associate, CCIM

405.417.6761

josh@fleskeholding.com



1700-1704 S. Broadway, Moore, OK 73160



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,240 SF	Lease Rate:	\$15.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1700 - A&B	Available	3,240 SF	NNN	\$15.50 SF/yr	A former hair salon
1700 - C&D	Available	3,240 SF	NNN	\$15.50 SF/yr	3,000 SF former dispensary + 240 SF upstairs storage
1700 - L&M	Available	3,240 SF	NNN	\$15.50 SF/yr	Available 90 days after lease execution
1704 - L&M	Available	3,240 SF	NNN	\$15.50 SF/yr	Available June 1, 2024



NEIGHBORHOOD SNAPSHOT

Ring of 1 mile

ESTIMATED
POPULATION

8,671



MEDIAN AGE

34.0



ESTIMATED
DAYTIME
POPULATION

10,626



AVERAGE
HOUSEHOLD
INCOME

\$84,847



22-27
COMPOUNDED
POPULATION
GROWTH

0.46%



ESTIMATED # OF
HOUSEHOLDS

3,544



AVERAGE
HOME
VALUE

\$226,142



ESTIMATED NET
WORTH BY
HOUSEHOLD

\$284,962



NEIGHBORHOOD SNAPSHOT

Ring of 3 miles

ESTIMATED
POPULATION

76,430



MEDIAN AGE

35.1



ESTIMATED # OF
HOUSEHOLDS

28,824



AVERAGE
HOME
VALUE

\$225,899



ESTIMATED NET
WORTH BY
HOUSEHOLD

\$444,725



ESTIMATED
DAYTIME
POPULATION

56,487



AVERAGE
HOUSEHOLD
INCOME

\$91,211



22-27
COMPOUNDED
POPULATION
GROWTH

0.54%



Broadway Retail Center



FOR LEASE

1700-1704 S. Broadway, Moore, OK 73160



405.701.3505 | 600 NW 23rd St #200, Oklahoma City, OK 73103 | fleskeholding.net