



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

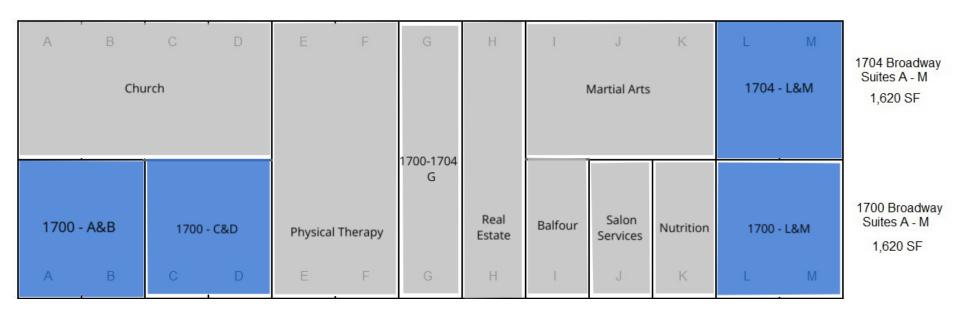
| Lease Rate: | \$15.50 SF/yr (NNN) |
|----------------|---------------------|
| NNN Rate: | \$2.88/SF |
| Available SF: | 3,240 SF |
| Lot Size: | 2.87 Acres |
| Building Size: | 42,120 SF |



Josh White

Sales Associate, CCIM 405.417.6761 josh@fleskeholding.com





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

NEIGHBORHOOD SNAPSHOT

Ring of 1 mile

Ring of 3 miles

ESTIMATED POPULATION

8,671



MEDIAN AGE

34.0



ESTIMATED POPULATION

76,430



MEDIAN AGE

35.1



ESTIMATED # OF HOUSEHOLDS

3,544



ESTIMATED DAYTIME POPULATION

10,626



ESTIMATED # OF HOUSEHOLDS

28,824



ESTIMATED DAYTIME POPULATION

56,487



AVERAGE HOME VALUE

\$226,142



AVERAGE HOUSEHOLD INCOME

\$84,847



\$225,899

AVERAGE

HOME

VALUE



AVERAGE HOUSEHOLD INCOME

\$91,211



ESTIMATED NET WORTH BY HOUSEHOLD

\$284,962



22-27 COMPOUNDED POPULATION GROWTH

0.46%



ESTIMATED NET WORTH BY HOUSEHOLD

\$444,725



22-27 COMPOUNDED POPULATION GROWTH

0.54%









