

# THE PEGASUS BUILDING

12 NW 13th Street, Oklahoma City, OK 73103

RETAIL PROPERTY FOR LEASE



## PROPERTY DESCRIPTION

Suite 5 is the last space available. It's in "white-box" condition; meaning the electric, plumbing, and HVAC are installed, but not distributed. Suite 5 is the corner suite. This space has tons of natural light and access from the main parking lot and the alley.

## LOCATION DESCRIPTION

Located at the northern tip of Automobile Alley: home to many restaurants, local boutique shops, and the Oklahoma Contemporary Arts Center. Being one block from a stop on the Oklahoma City Streetcar, makes this exciting location accessible to all of downtown Oklahoma City by foot.

## PROPERTY HIGHLIGHTS

- Exposed brick walls
- Newly renovated
- Free parking

## SPACES

SUITE 5

## LEASE RATE

\$3,000 per month

## SPACE SIZE

2,445 SF

## DEMOGRAPHICS

TOTAL HOUSEHOLDS

1 MILE

5,517

3 MILES

36,439

5 MILES

86,484

TOTAL POPULATION

9,109

74,515

190,475

AVERAGE HH INCOME

\$75,861

\$56,326

\$55,163

Ian Duty-Dean

Managing Broker

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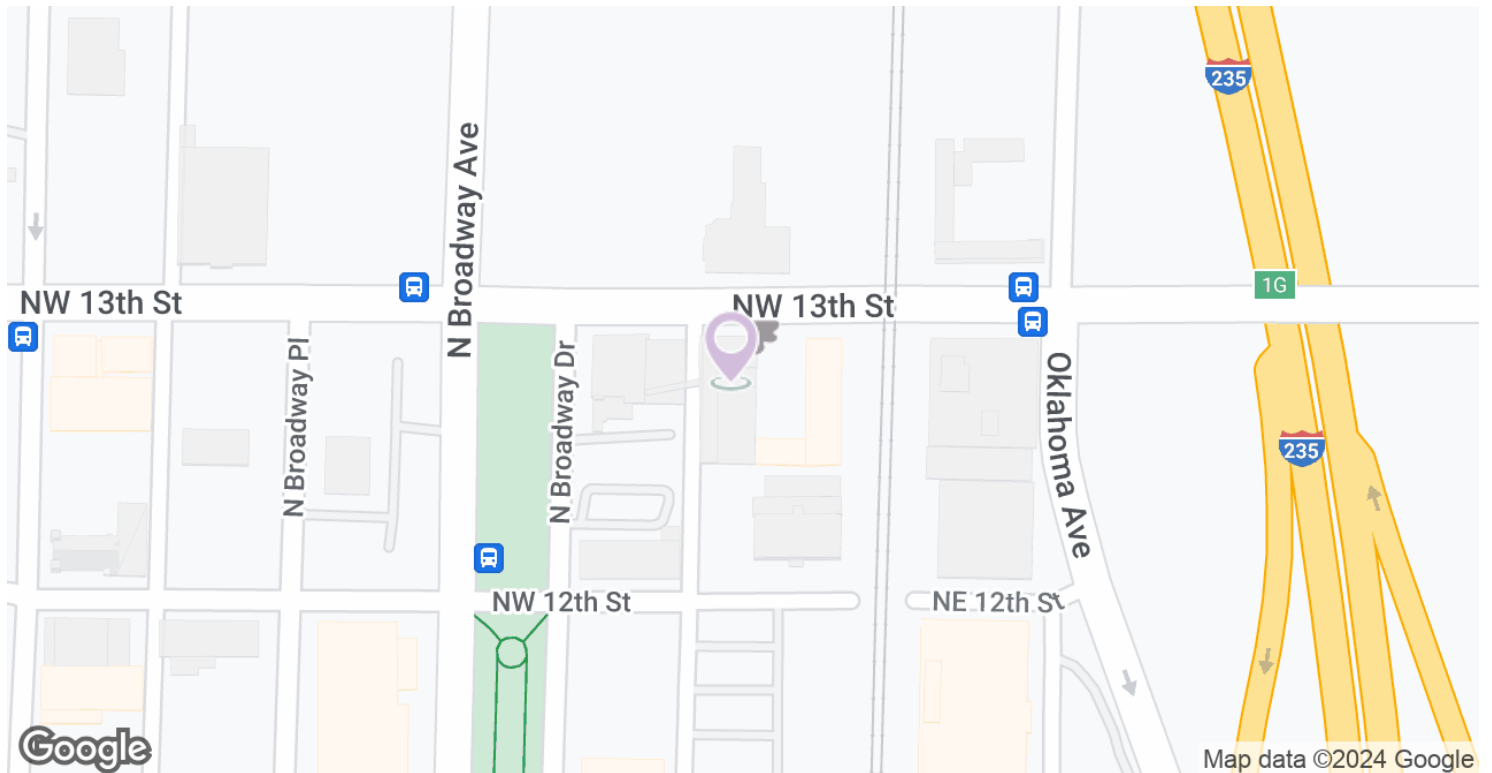
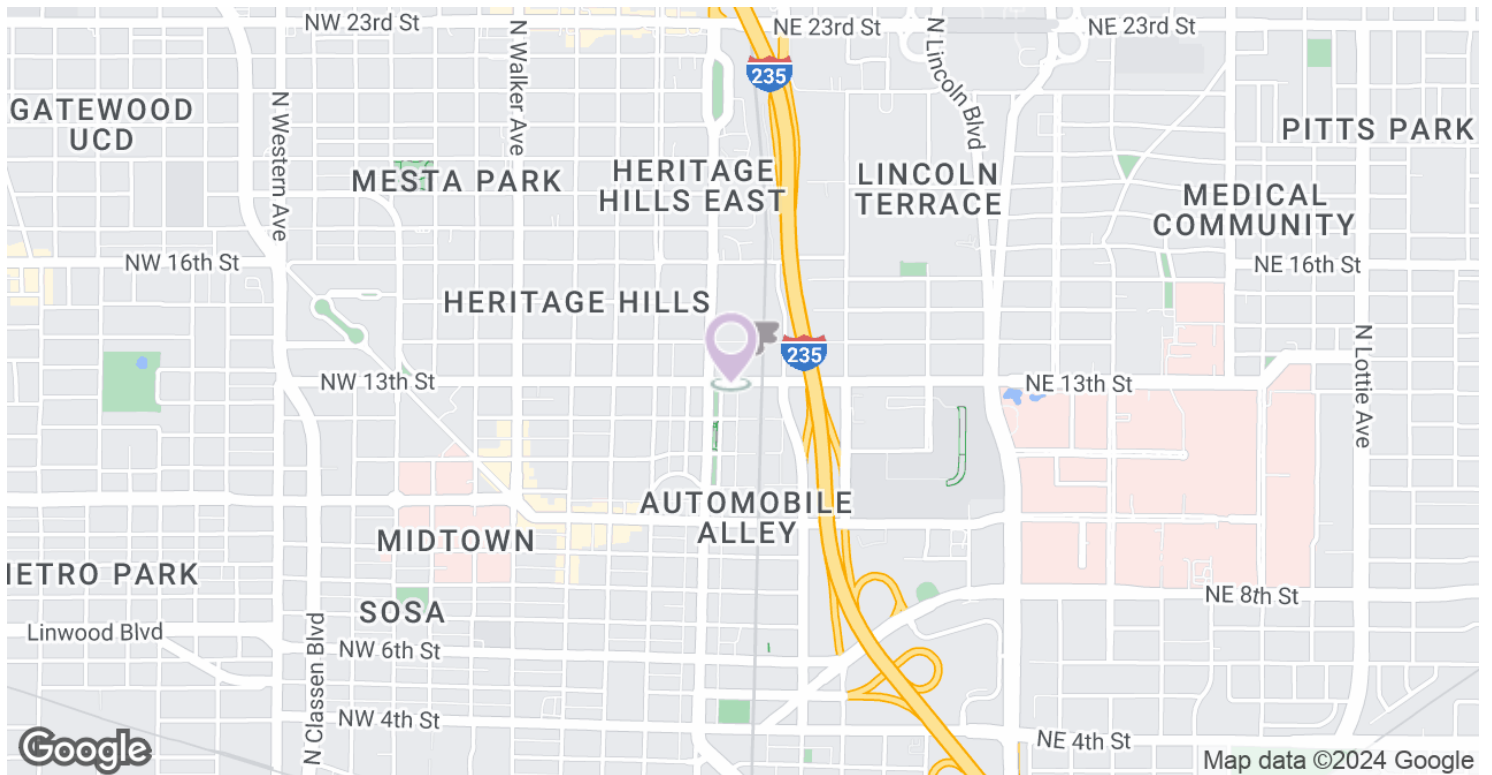


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## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 9,109  | 74,515  | 190,475 |
| AVERAGE AGE          | 34.5   | 34.4    | 34.2    |
| AVERAGE AGE (MALE)   | 33.9   | 34.1    | 33.7    |
| AVERAGE AGE (FEMALE) | 34.3   | 34.7    | 35.0    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 5,517     | 36,439    | 86,484    |
| # OF PERSONS PER HH | 1.7       | 2.0       | 2.2       |
| AVERAGE HH INCOME   | \$75,861  | \$56,326  | \$55,163  |
| AVERAGE HOUSE VALUE | \$198,908 | \$144,608 | \$129,273 |

2020 American Community Survey (ACS)

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