

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Building Size:	3,040 SF
Available SF:	3,040 SF
Year Built:	2019

PROPERTY OVERVIEW

This exceptional 3,040 square foot flex industrial property, centrally located in the vibrant city of Oklahoma City near Chisolm Creek and the Britton District. With an array of features designed to support a variety of businesses, this space is a must-see.

PROPERTY HIGHLIGHTS

- Well Maintained
- Ample Parking
- 14' Grade Level Door
- 2 Temperature Controlled Offices

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ADDITIONAL PHOTOS



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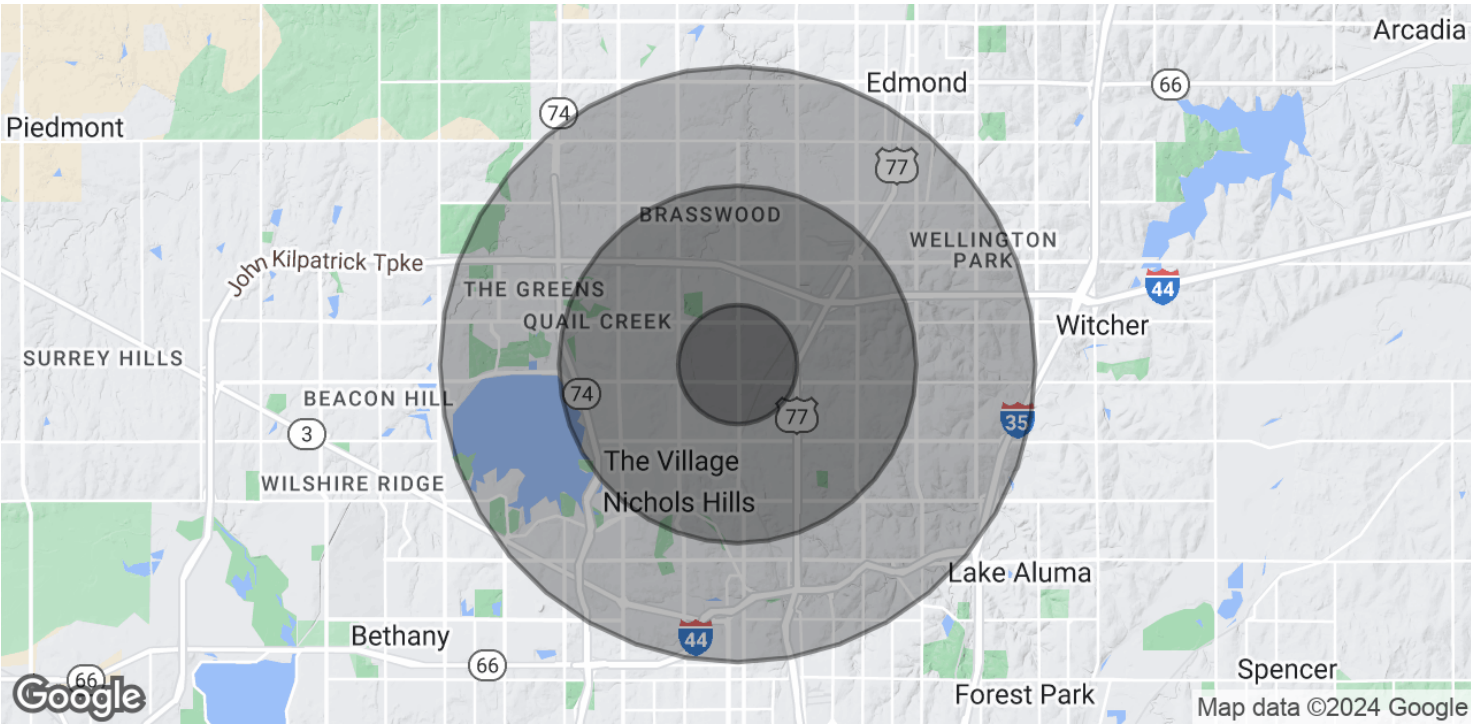
11305 N WESTERN AVE
11305 N WESTERN AVE | OKLAHOMA CITY, OK 73114

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,403	65,334	161,400
Average Age	31.0	34.9	37.1
Average Age (Male)	28.7	33.0	35.6
Average Age (Female)	32.2	36.7	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,463	33,346	78,119
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$42,772	\$72,215	\$81,522
Average House Value	\$98,090	\$179,251	\$202,055

* Demographic data derived from 2020 ACS - US Census

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