

BRITTON DISTRICT INDUSTRIAL WAREHOUSE/SHOWROOM

9101 N Western Ave, Oklahoma City, OK 73114



OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (NNN)
Building Size:	11,960 SF
Available SF:	11,960 SF
Lot Size:	0.32 Acres
Number of Units:	1
Year Built:	1930
Zoning:	SPUD-1227

PROPERTY OVERVIEW

Industrial warehouse located just south of the redeveloping Britton District. The property includes approximately 2,000 square feet of showroom/office space, with the remainder being warehouse/storage area. The warehouse includes floor drains, water points and a paint booth. Landlord is currently touching up exterior paint and has installed several large blank signs that can be customized for excellent visibility and marketing. The roof has recently been updated with an insulated coating as well as brand new HVAC throughout the showroom/office. The centralized location and quick access to I-235 would allow a tenant to service the entire metro while cutting down on commute time.

PROPERTY HIGHLIGHTS

- Updated showroom/office
- Floor drains in the warehouse
- Located just south of the revived Britton District
- Centrally located and close to I-235
- Excellent signage opportunities



Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101

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ADDITIONAL PHOTOS

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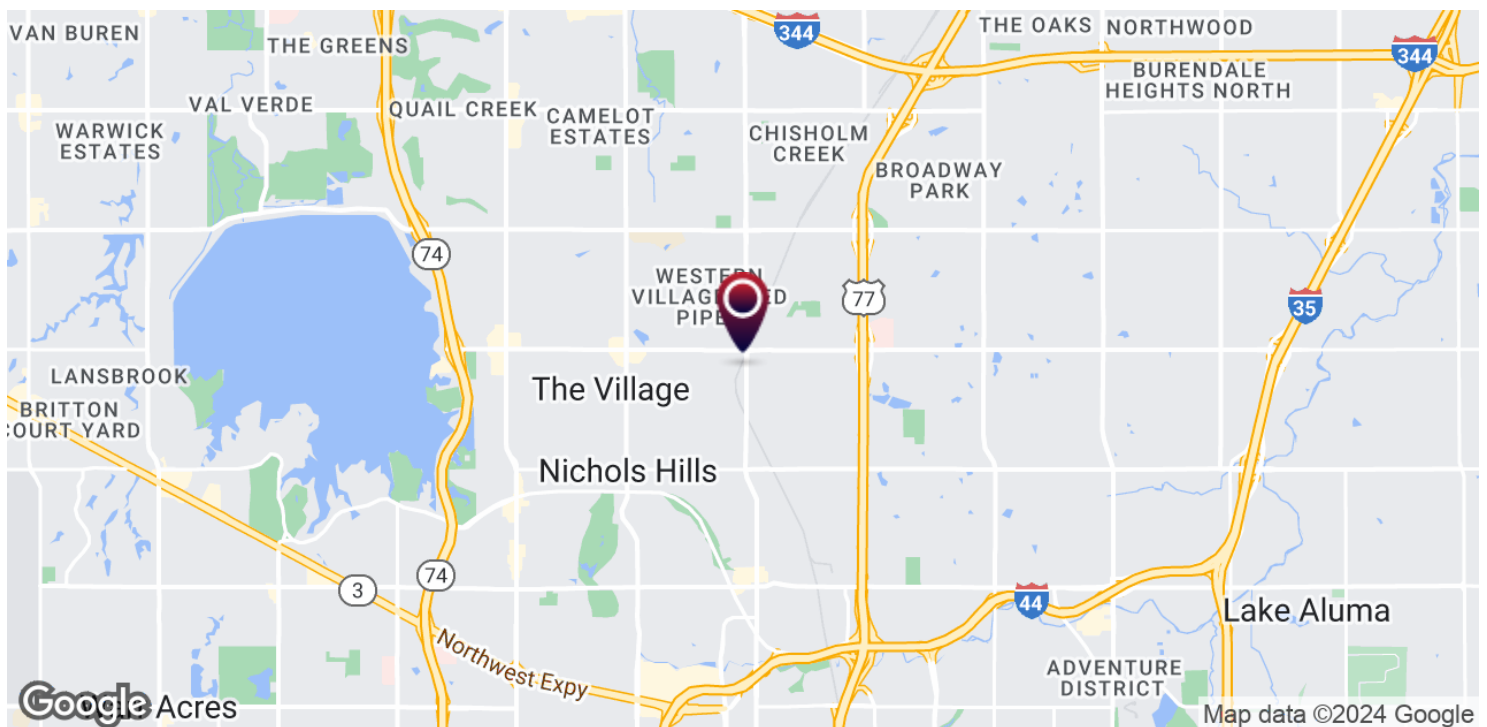
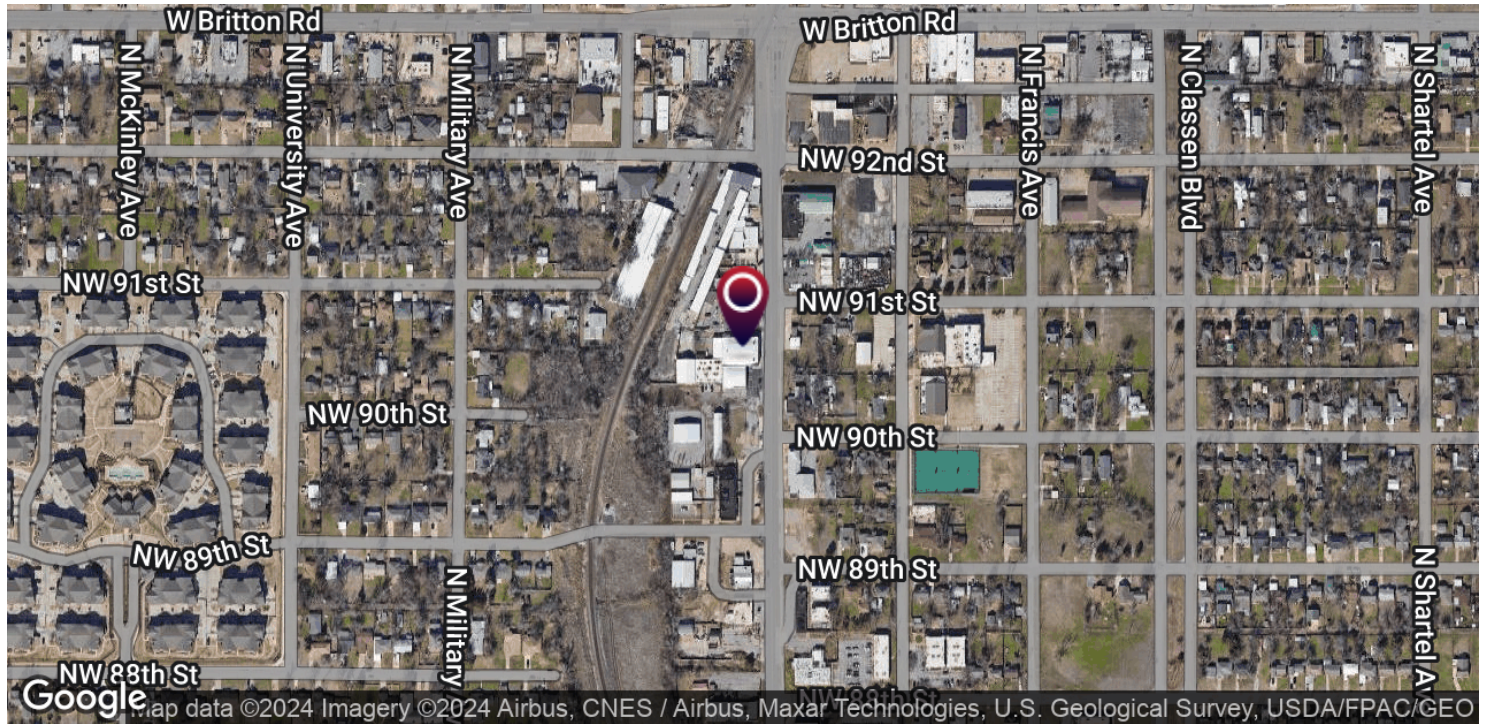
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LOCATION MAP

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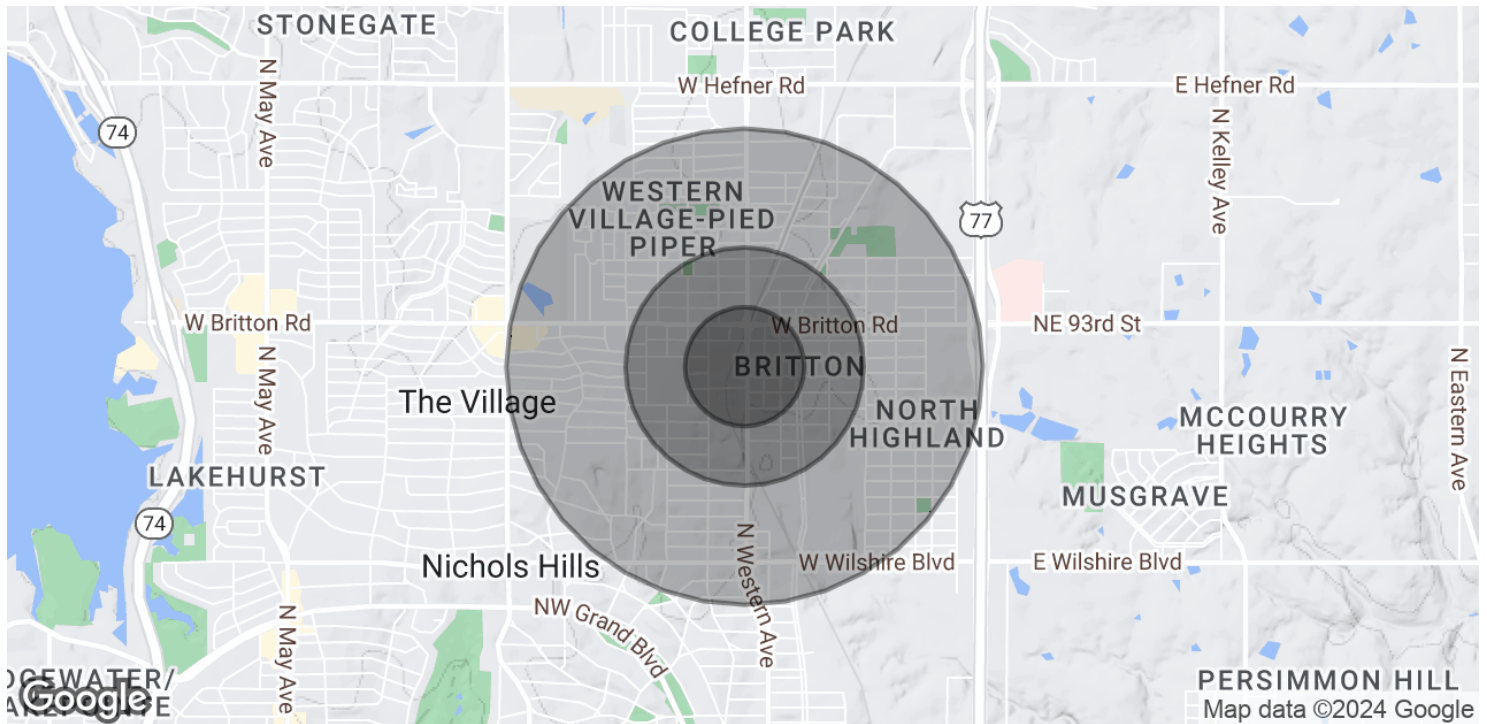


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	800	3,180	11,959
Average Age	41.7	36.7	30.0
Average Age (Male)	41.3	35.8	30.5
Average Age (Female)	42.8	42.0	32.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	503	1,798	5,557
# of Persons per HH	1.6	1.8	2.2
Average HH Income	\$54,764	\$55,396	\$64,683
Average House Value	\$130,542	\$123,103	\$162,262

2020 American Community Survey (ACS)



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