



1845 Linwood Blvd, Oklahoma, OK 73106



PROPERTY DESCRIPTION

This single-tenant shell with a C4 zoning offers a versatile space for your needs. Built in 1946, the single-story brick building stands as an excellent opportunity for various uses, featuring a negotiable lease type and rate, the shell condition makes it suitable for storage, remodels and more. Signage is available on the building, with parking options in the rear and on the street.

PROPERTY HIGHLIGHTS

- Redevelopment Opportunity
- Existing Vent Hood
- Close Proximity to Retailers and Downtown OKC
- Landlord Buildout Assistance Available

LOCATION DESCRIPTION

Strategically located at Linwood and N Kentucky, this property benefits from a traffic count of 1,879 (2023) and is in close proximity to the vibrant Linwood District.

OFFERING SUMMARY

Lease Rate:	Negotiable Lease Rate
Building Size:	4,712 SF
Zoning:	C4

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	949	4,530	10,570
Total Population	2,450	11,091	24,122
Average HH Income	\$38,647	\$49,556	\$59,610

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FOR LEASE

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,450	11,091	24,122
Average Age	30.2	31.4	31.9
Average Age (Male)	28.9	31.7	32.7
Average Age (Female)	37.8	33.6	31.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	949	4,530	10,570
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$38,647	\$49,556	\$59,610
Average House Value	\$75,183	\$119,826	\$145,893

* Demographic data derived from 2020 ACS - US Census

