

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	2,328 SF
Lot Size:	10,400 SF
Year Built:	1973
Zoning:	I-2

PROPERTY OVERVIEW

7500 Broadway Extension offers a unique opportunity on Broadway Extension with premier visibility and great accessibility. This standalone building could suit retail, office or industrial users given it's unique zoning in a highly prominent location.

PROPERTY HIGHLIGHTS

- Pylon Sign
- Highway Visibility
- Fenced Yard
- Central Location

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

7500 BROADWAY EXT
7500 BROADWAY EXT | OKLAHOMA CITY, OK 73116

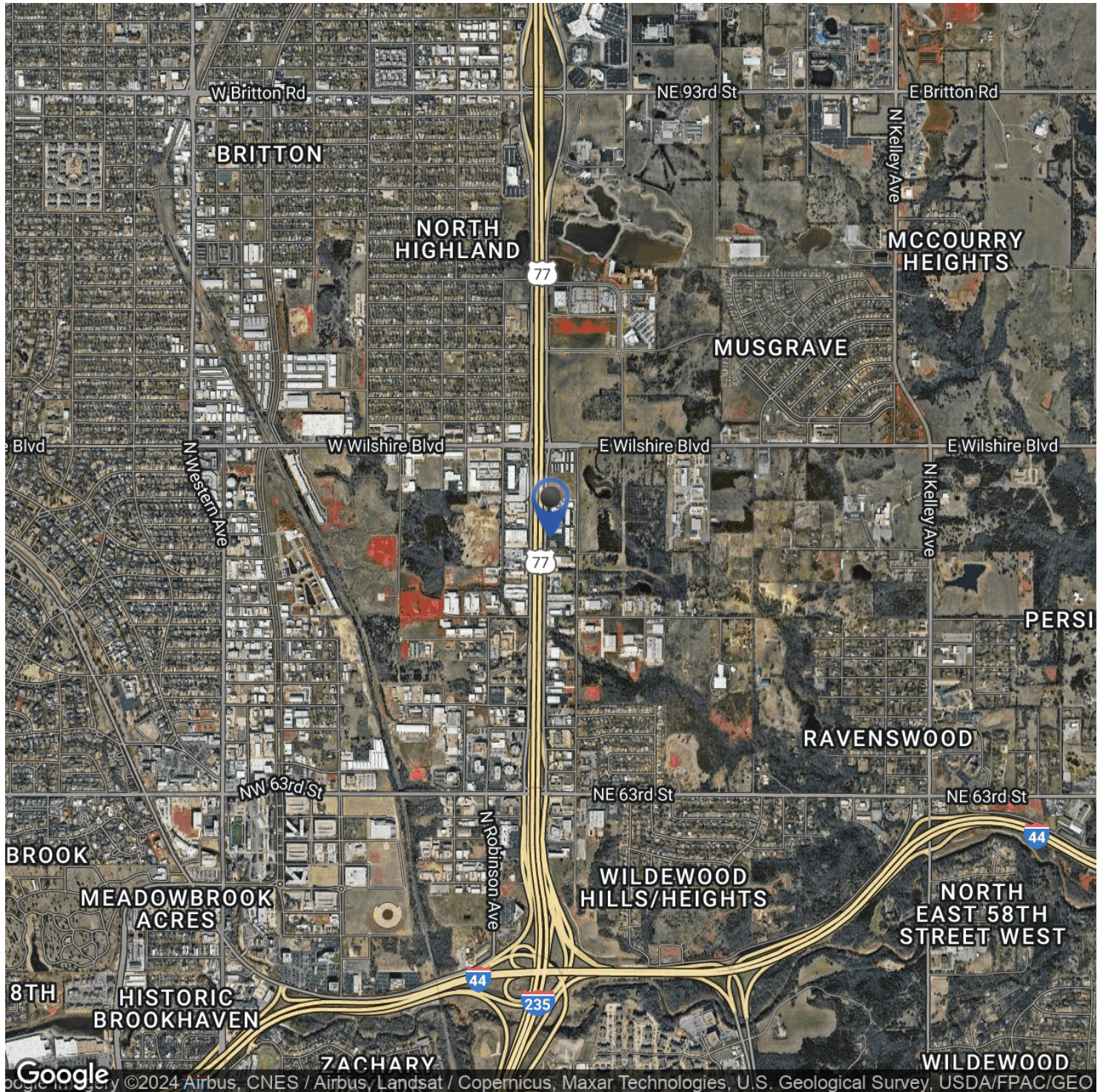
ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,848	18,231	52,306
Average Age	35.3	36.0	37.1
Average Age (Male)	32.7	35.4	35.9
Average Age (Female)	33.0	35.9	37.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,822	9,100	26,351
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$55,215	\$88,028	\$82,457
Average House Value	\$102,078	\$223,269	\$219,922

* Demographic data derived from 2020 ACS - US Census

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RETAILER MAP

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