

## 2216 N BROADWAY

2216 N BROADWAY AVE OKLAHOMA CITY, OK 73103



### PROPERTY DESCRIPTION

Price Edwards is proud to present this unique opportunity to the market. Included is a two story warehouse ripe with options paired with 4,000 SF of newly renovated retail/office space. Not to mention the large parking lot on the S side of the property. The brick construction warehouse is sprinkled, has 2 dock high doors, new windows, and a lot of room for a creative use for a new tenant.

### PROPERTY HIGHLIGHTS

- 20,000 SF two story Warehouse
- 2 dock high doors
- Sprinkled
- 4,000 SF Office/Retail space
- Freshly redone for current tenant
- Large parking lot
- Owner is open to improvements on properties to fit tenant

### OFFERING SUMMARY

|                         |                    |
|-------------------------|--------------------|
| <b>Lease Rate:</b>      | \$8.00 SF/yr (NNN) |
| <b>Number of Units:</b> | 2                  |
| <b>Available SF:</b>    | 24,000 SF          |

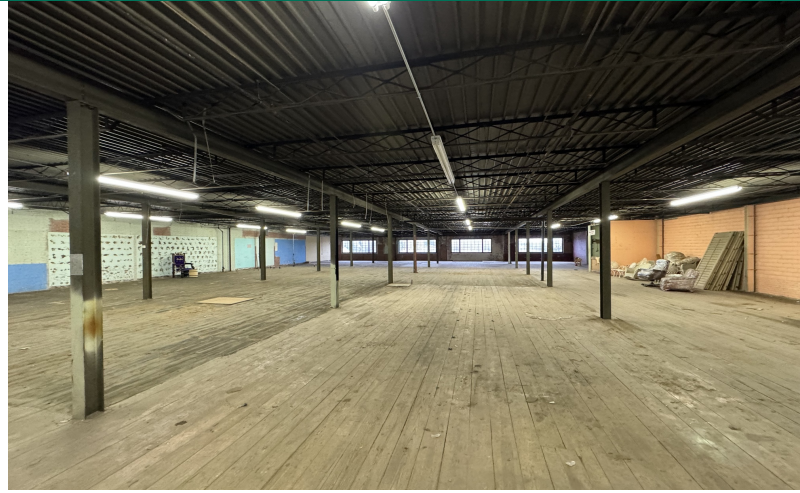
| DEMOGRAPHICS             | 0.5 MILES | 1 MILE   | 1.5 MILES |
|--------------------------|-----------|----------|-----------|
| <b>Total Households</b>  | 1,438     | 6,104    | 12,575    |
| <b>Total Population</b>  | 2,442     | 10,455   | 22,219    |
| <b>Average HH Income</b> | \$60,721  | \$70,683 | \$67,864  |

### ANDREW HOLDER

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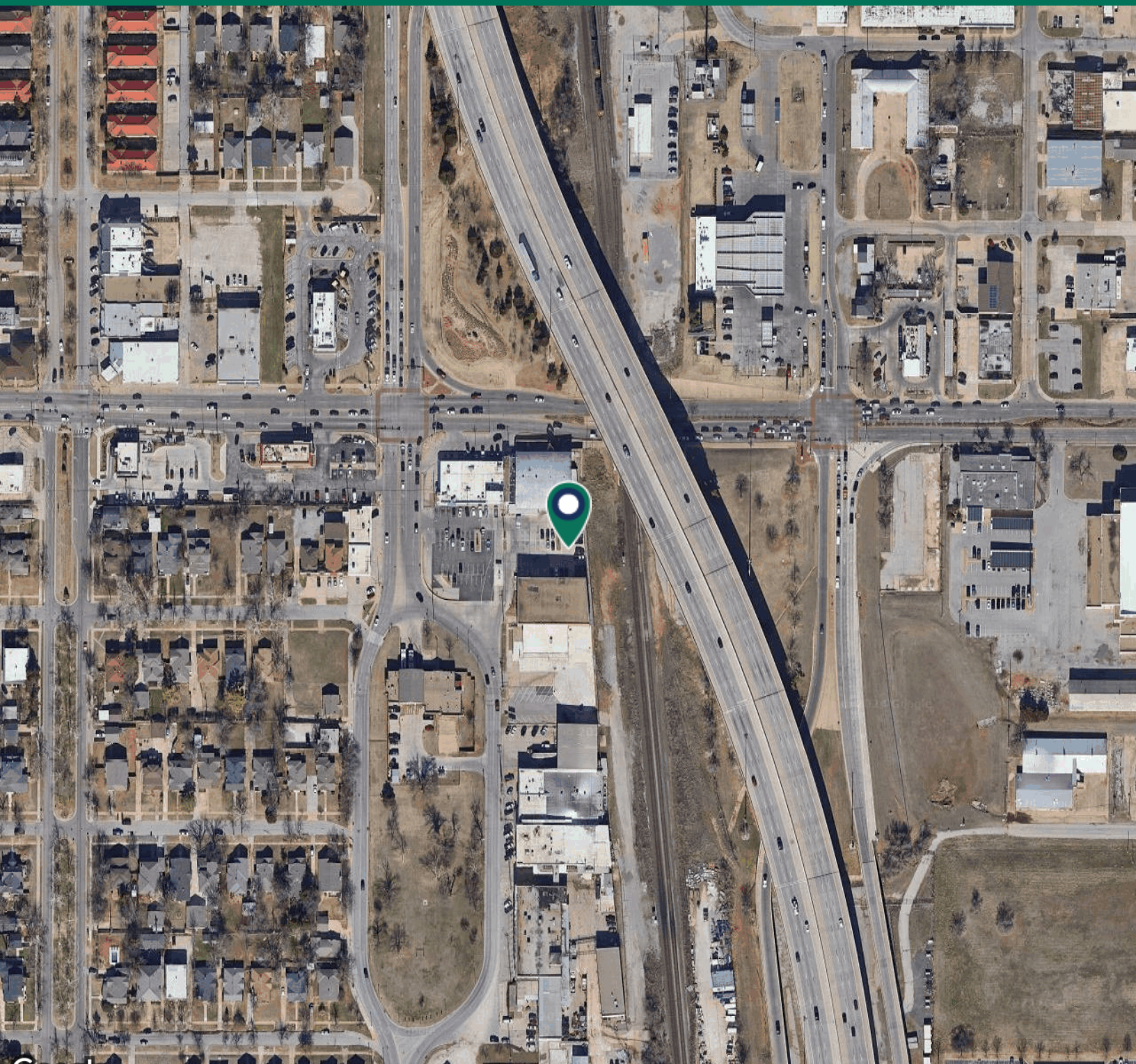


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