



### PROPERTY DESCRIPTION

This property is thoughtfully designed to accommodate a variety of retail concepts, and its prime location ensures high visibility and accessibility for patrons. Don't miss the chance to elevate your retail presence in this dynamic and thriving community.

### PROPERTY HIGHLIGHTS

- Triple Nets Estimated at \$4 PSF
- Versatile space
- High visibility and accessibility
- Prime location for retail presence
- Excellent signage opportunities
- Well-maintained premises
- Ready for immediate occupancy
- Surrounded by diverse consumer base

### TRAFFIC COUNTS

Location	Direction	Count
N Eastern Ave	north	12,199

### OFFERING SUMMARY

Lease Rate	\$20.00 SF/yr (NNN)
Number of Units:	4
Available SF:	825 SF
Lot Size:	0.436 Acres
Building Size:	3,185 SF

SPACES	LEASE RATE	SPACE SIZE
2110 N Eastern Ave	\$20.00 SF/yr	825 SF

#### GIRMA MOANING

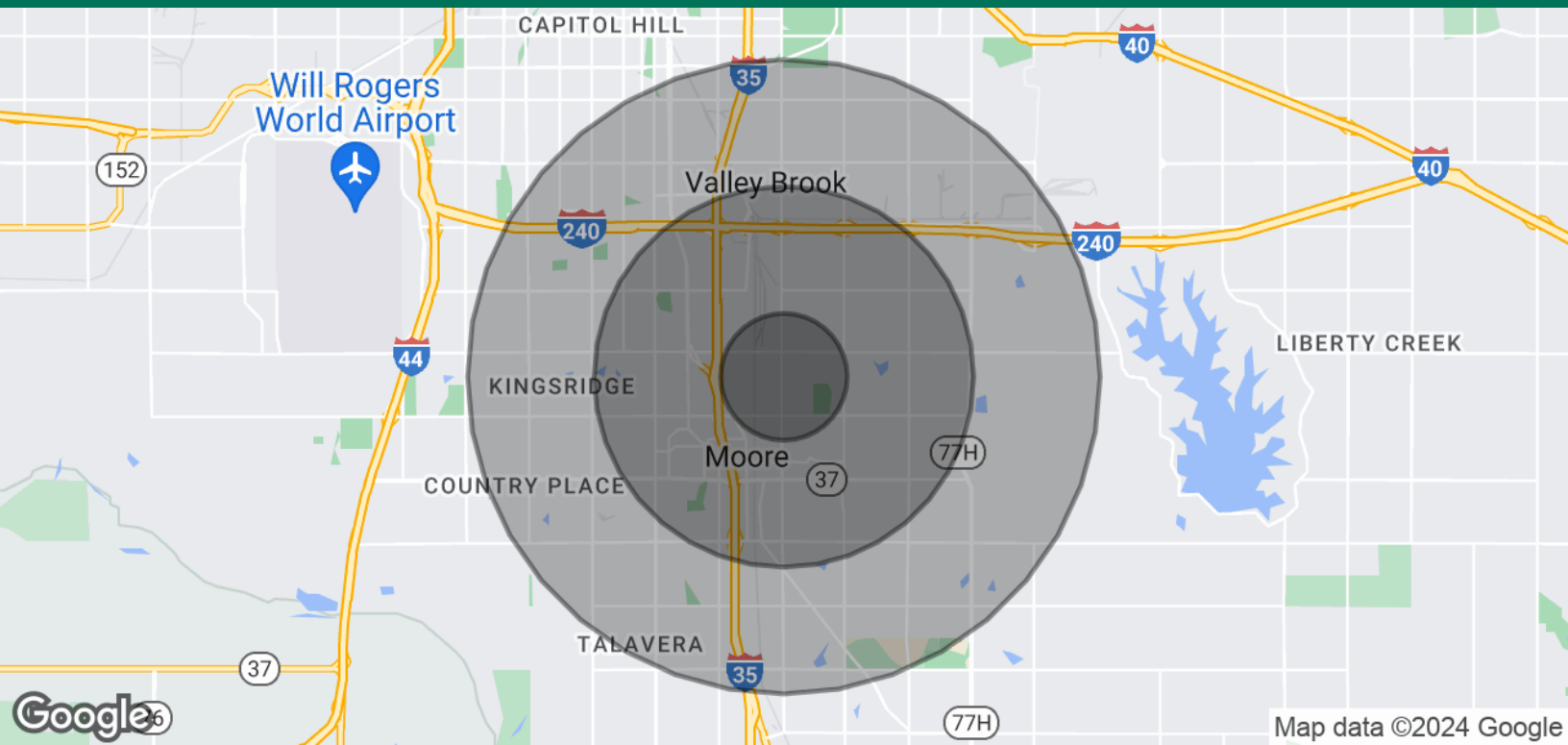
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## AVONDALE SQUARE - NORTH

2110 N EASTERN AVE, MOORE, OK 73160



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,602	63,145	171,214
Average Age	38.4	35.9	36.5
Average Age (Male)	40.5	35.9	35.2
Average Age (Female)	37.9	36.5	37.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,015	26,218	70,241
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$74,876	\$68,762	\$67,151
Average House Value	\$143,345	\$146,651	\$147,321

\* Demographic data derived from 2020 ACS - US Census 03012024



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