

## AVONDALE SQUARE

2100 N EASTERN AVE, MOORE, OK 73160



### PROPERTY DESCRIPTION

Join the booming energy in this commercial district with Physical Therapy Central, Cobble Insurance, Tacologia Fine Tacos, Rise Co-working, and other great local businesses.

Located in Moore on N Eastern Ave between NE 12th and NE 27th. More than 14,500 cars travel N Eastern Ave each day.

### PROPERTY HIGHLIGHTS

- Strong Co-tenancy
- Triple Nets Estimated at \$3.00 psf

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$20.00 SF/yr (NNN)
<b>Available SF:</b>	1,097 - 2,900 SF
<b>Building Size:</b>	16,370 SF

SPACES	LEASE RATE	SPACE SIZE
<b>Suite 1</b>	\$20.00 SF/yr	2,818 - 2,900 SF
<b>Suite 6</b>	\$20.00 SF/yr	1,097 SF

#### GIRMA MOANING

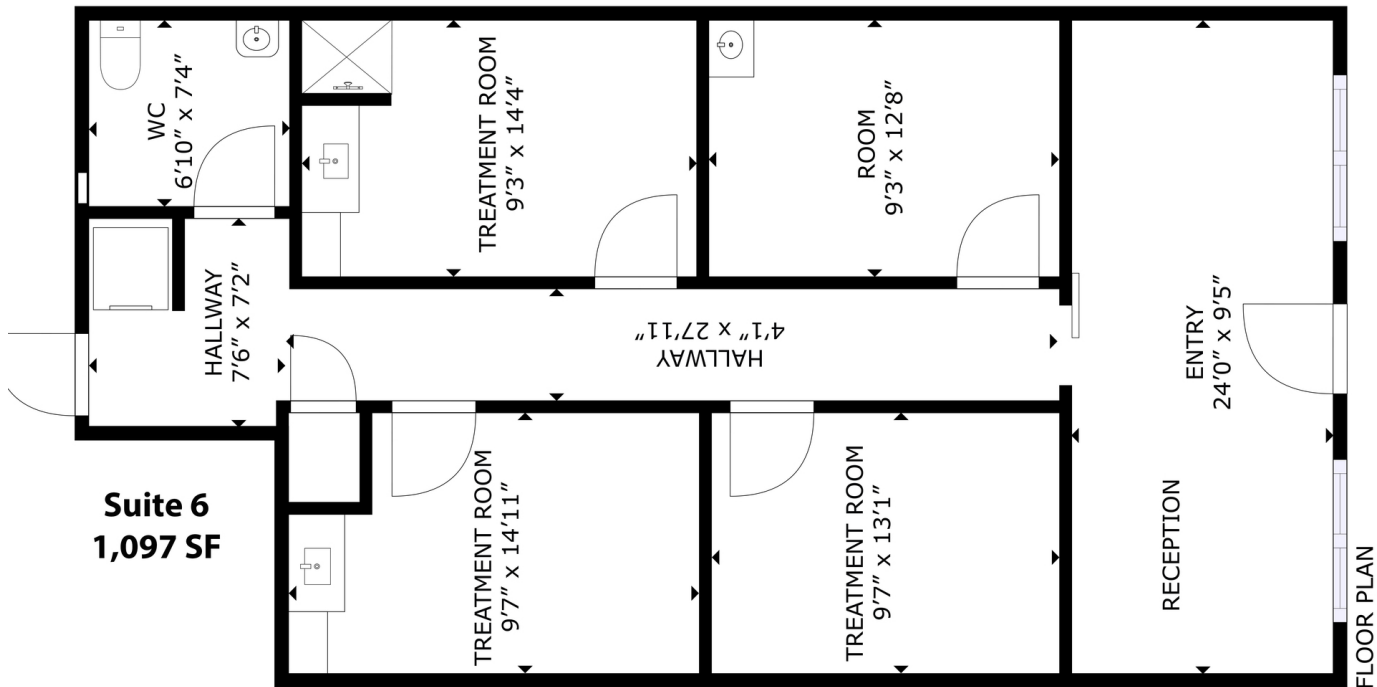
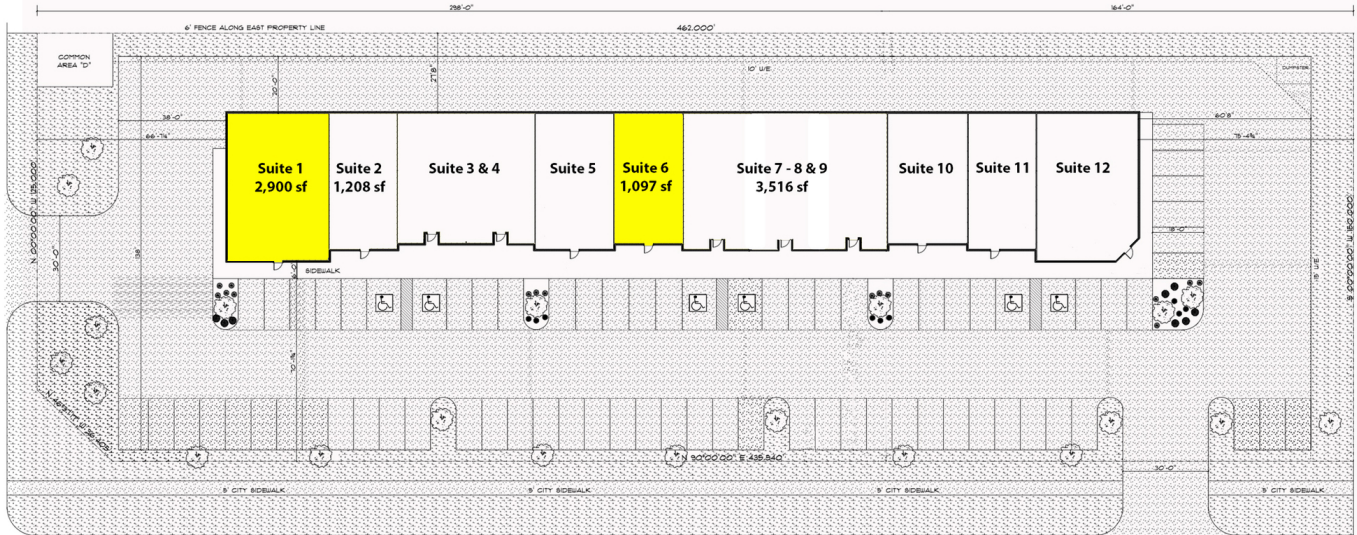
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#### JACOB SIMON

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GROSS INTERNAL AREA  
FLOOR PLAN: 1,032 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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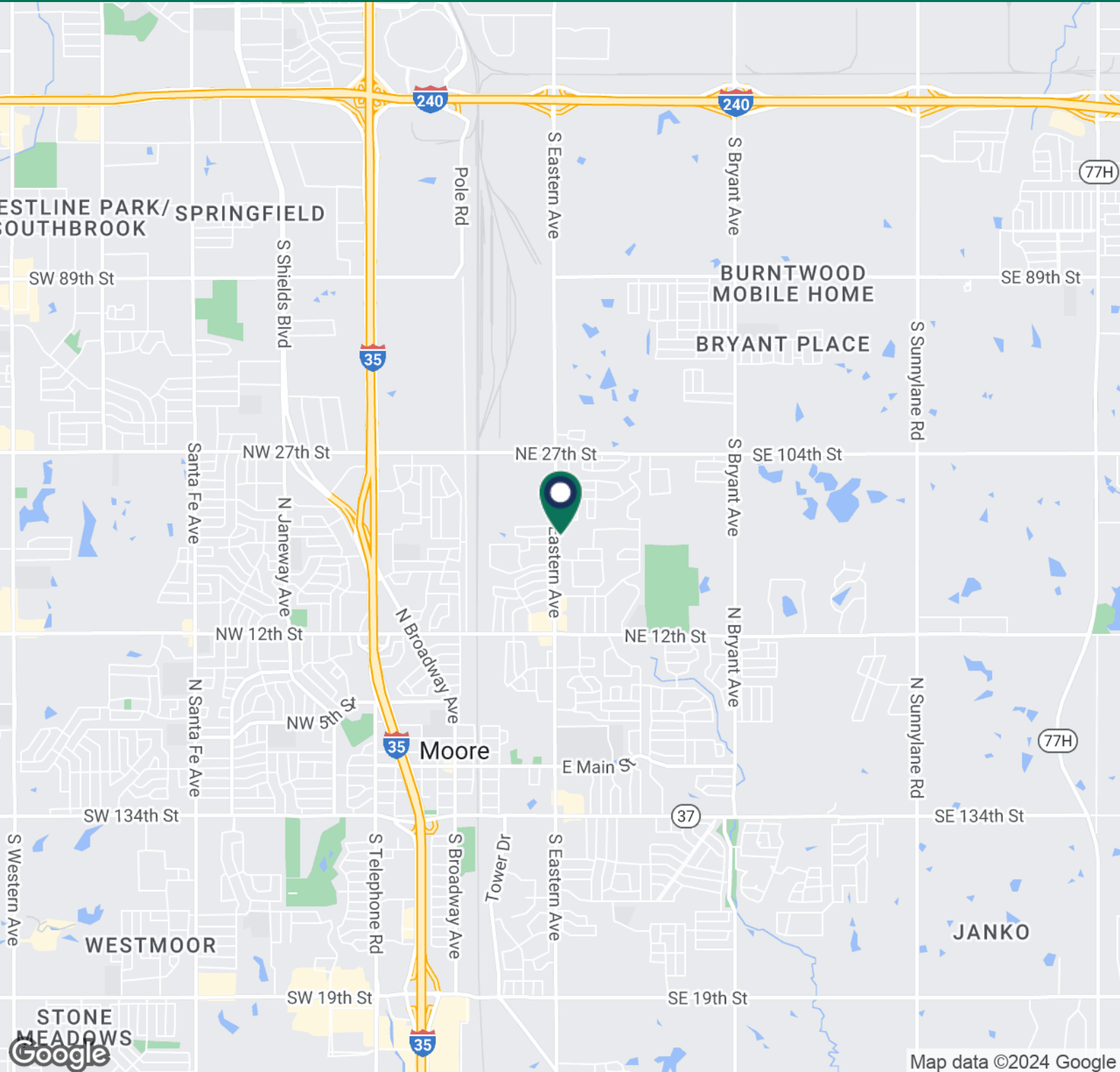
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,338	59,595	144,131
Average Age	35.8	33.1	33.0
Average Age (Male)	32.9	32.2	32.2
Average Age (Female)	39.1	34.2	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,011	22,453	54,671
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$64,890	\$59,550	\$58,812
Average House Value	\$136,404	\$130,717	\$131,896

\* Demographic data derived from 2020 ACS - US Census

02122024

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