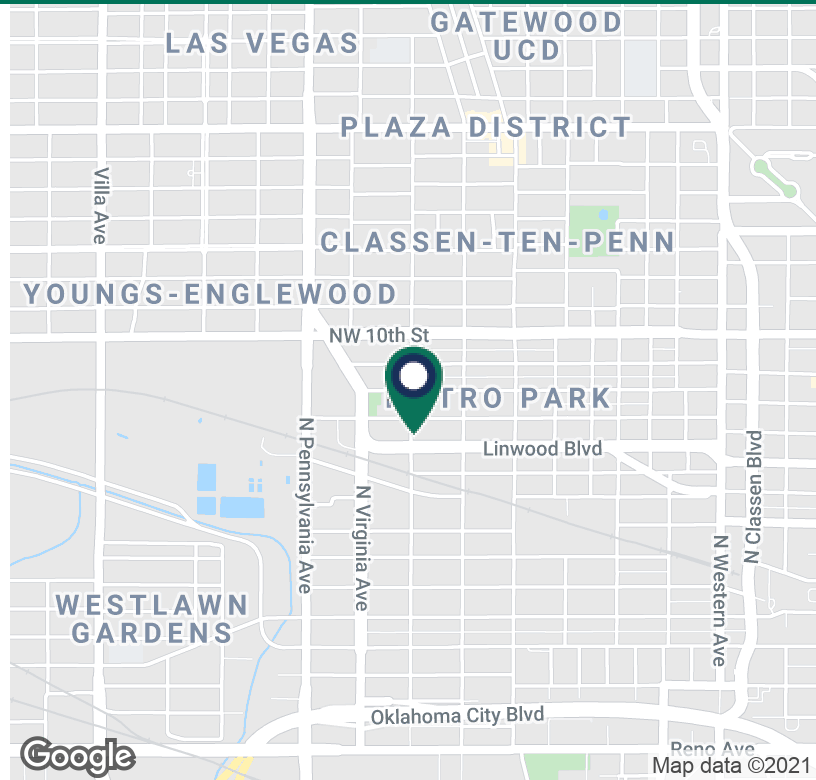


1845 Linwood

1845 Linwood Blvd, Oklahoma City, OK 73106



OFFERING SUMMARY

Lease Rate:	\$16.00 - 18.00 SF/yr (MG)
Building Size:	4,712 SF
Available SF:	4,700 SF
Lot Size:	0.15 Acres
Year Built:	1946
Zoning:	C-4

PROPERTY OVERVIEW

1845 Linwood Blvd is a 4,700 SF shell building in the Ironworks district across from Dead People's Stuff retailer and Edge Water Barbecue. The space includes ground concrete floors, 12' ceilings, a kitchen space with hood vent, and 2 restrooms.

This property includes a new roof, new water line, 3 phase electric, and a patio space available on the north side of the property.

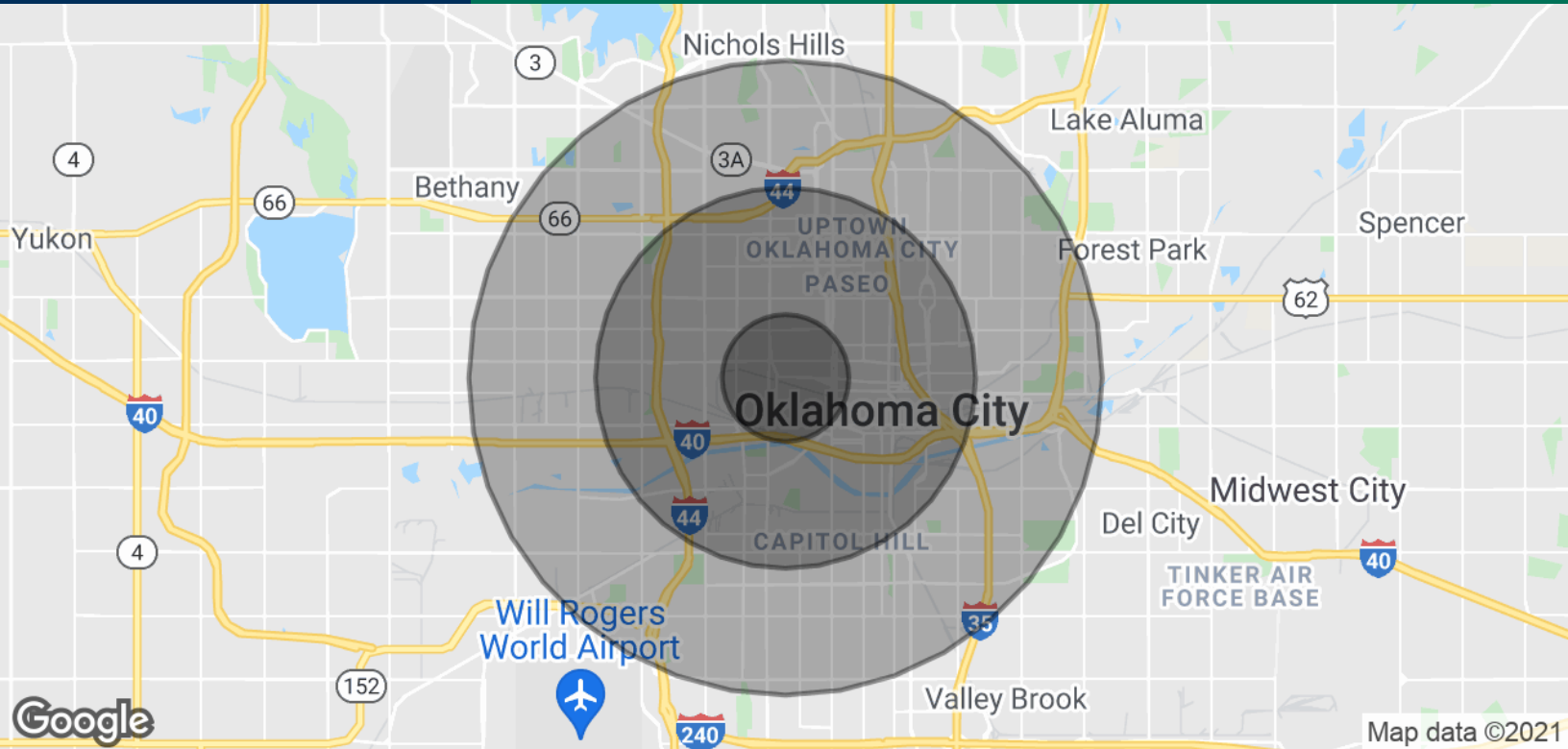
PROPERTY HIGHLIGHTS

- 4700 SF
- \$16-18 psf/MG
- Zoned: C-4
- New Roof
- 3 Phase Electric
- New Water Line
- Patio Space available

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,109	87,529	236,357
Average age	33.4	32.6	33.3
Average age (Male)	33.5	32.6	32.8
Average age (Female)	32.1	32.5	33.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,638	34,608	94,429
# of persons per HH	3.1	2.5	2.5
Average HH income	\$38,119	\$46,011	\$46,051
Average house value	\$64,282	\$141,371	\$142,798

* Demographic data derived from 2010 US Census

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