# PRICE EDWARDS AND CO.



# 1845 LINWOOD



### PROPERTY DESCRIPTION

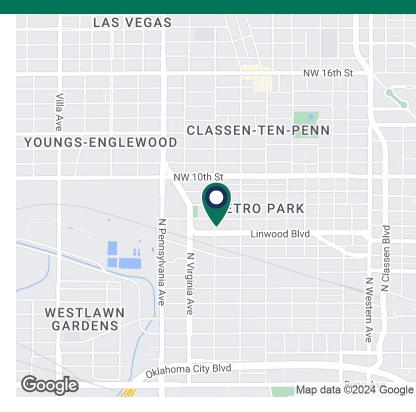
1845 Linwood Blvd is a 4,700 SF shell building in the Ironworks district across from Dead People's Stuff retailer and Edge Water Barbecue. The space includes ground concrete floors, 12' ceilings, a kitchen space with hood vent, and 2 restrooms.

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

- 4,700 SF
- \$16.00 \$18.00 psf/MG
- Zoned: C-4
- New Roof
- 3 Phase Electric
- New Water Line
- Patio Space Available

## 1845 LINWOOD BLVD, OKC, OK 73106



#### **OFFERING SUMMARY**

Lease Rate:	\$2,500.00 per month (MG)	
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Available SF:	4,700 SF	
Lot Size:	0.15 Acres	
Building Size:	4,712 SF	
Year Built:	1946	
Zoning:	C-4	

#### **AARON DIEHL**

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Map data ©2024 Google

### 1845 LINWOOD 1845 LINWOOD BLVD, OKC, OK 73106 WILSHIRE RIDGE Nichols Hills Lake Aluma Bethany Spencer Yukon 66 Forest Park 62 ESTGATE Oklahoma City WEST WATCH Smith Village Midwest City SPRING Del City MEADOWS CAPITOL HILL 40 Will Rogers World Airport (152) Valley Brook **Coorle**

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

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<sup>\*</sup> Demographic data derived from 2020 ACS - US Census