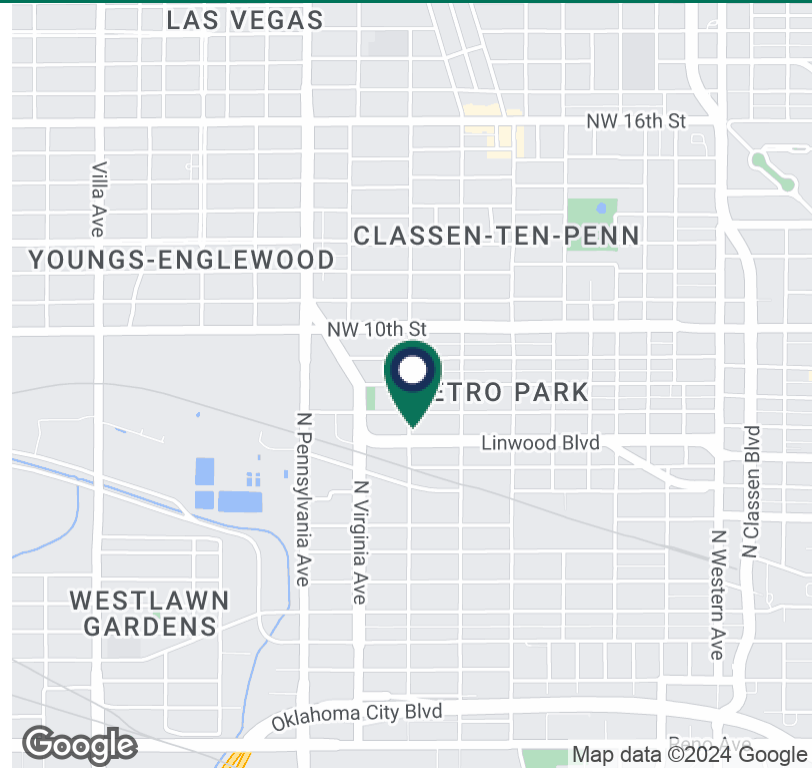


1845 LINWOOD

1845 LINWOOD BLVD, OKC, OK 73106



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

OFFERING SUMMARY

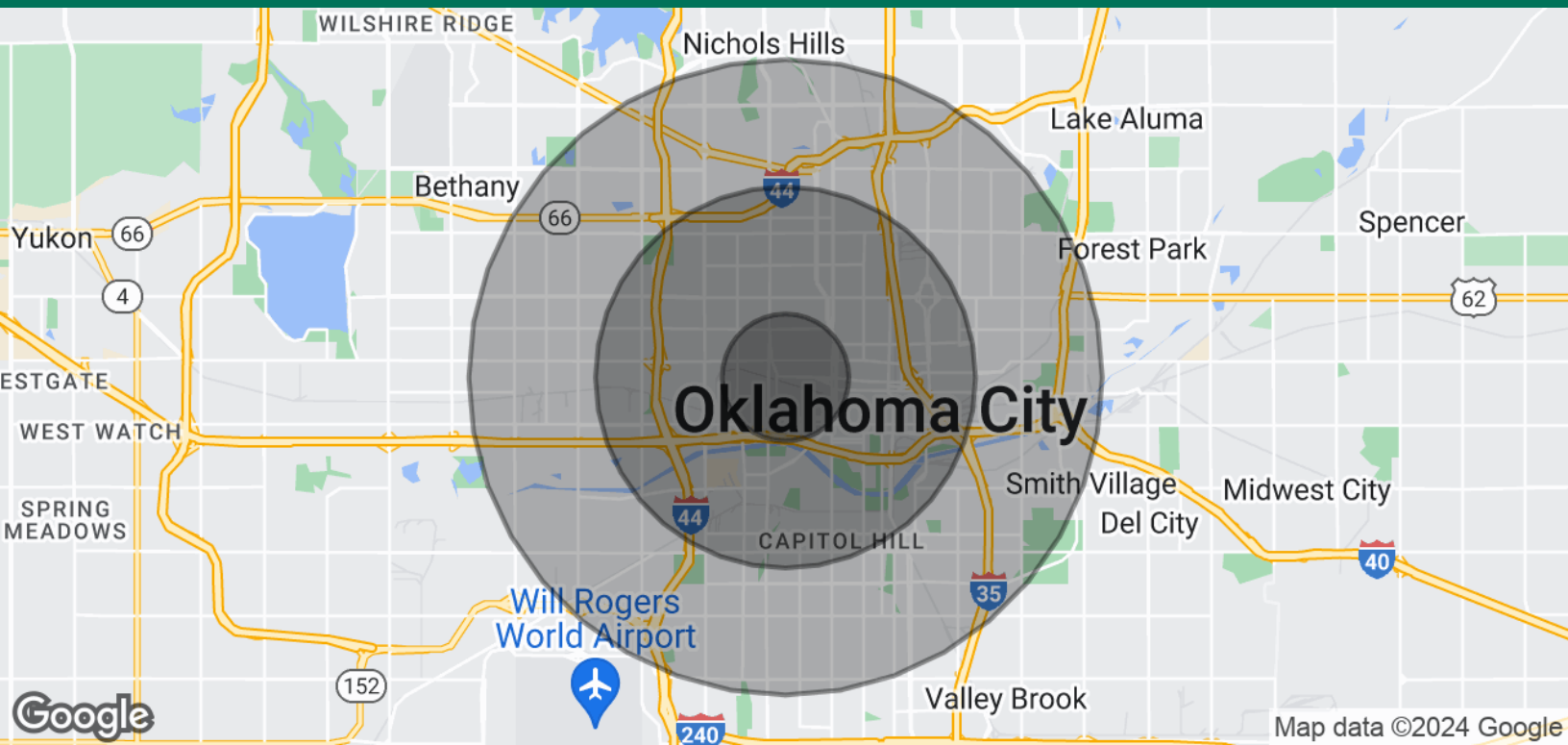
Lease Rate:	\$2,500.00 per month (MG)
Available SF:	4,700 SF
Lot Size:	0.15 Acres
Building Size:	4,712 SF
Year Built:	1946
Zoning:	C-4

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1845 LINWOOD

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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 2020 ACS - US Census

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