

FARMER'S MARKET RETAIL SPACE

203 S KLEIN, OKC, OK 73106



PROPERTY DESCRIPTION

3,200 SF street retail or restaurant space in a developing district. Located north of the Public Farmers Market district on Reno Avenue and Klein the original Sutton Supply building offers original industrial features that can be incorporated as part of a new restaurant or bar concept. Landlord has renovated the property, installing a new store front, new sidewalks, and tenant improvement allowance is available for a qualified candidate. Neighboring tenants include The Loaded Bowl, The Public Farmers Market, Bad Axe Throwing, Power House Bar, and Urban Agrarian.

OFFERING SUMMARY

Lease Rate:	\$8.00-10.00 SF/yr (NNN)
Available SF:	1,000- 3,200 SF
Lot Size:	0.29 Acres
Building Size:	6,861 SF

LEASE RATE

SPACE SIZE

\$8.00 - 10.00 SF/yr	1,000 SF
\$8.00 - 10.00 SF/yr	2,200 SF
\$8.00 - 10.00 SF/yr	1,000 SF

AARON DIEHL

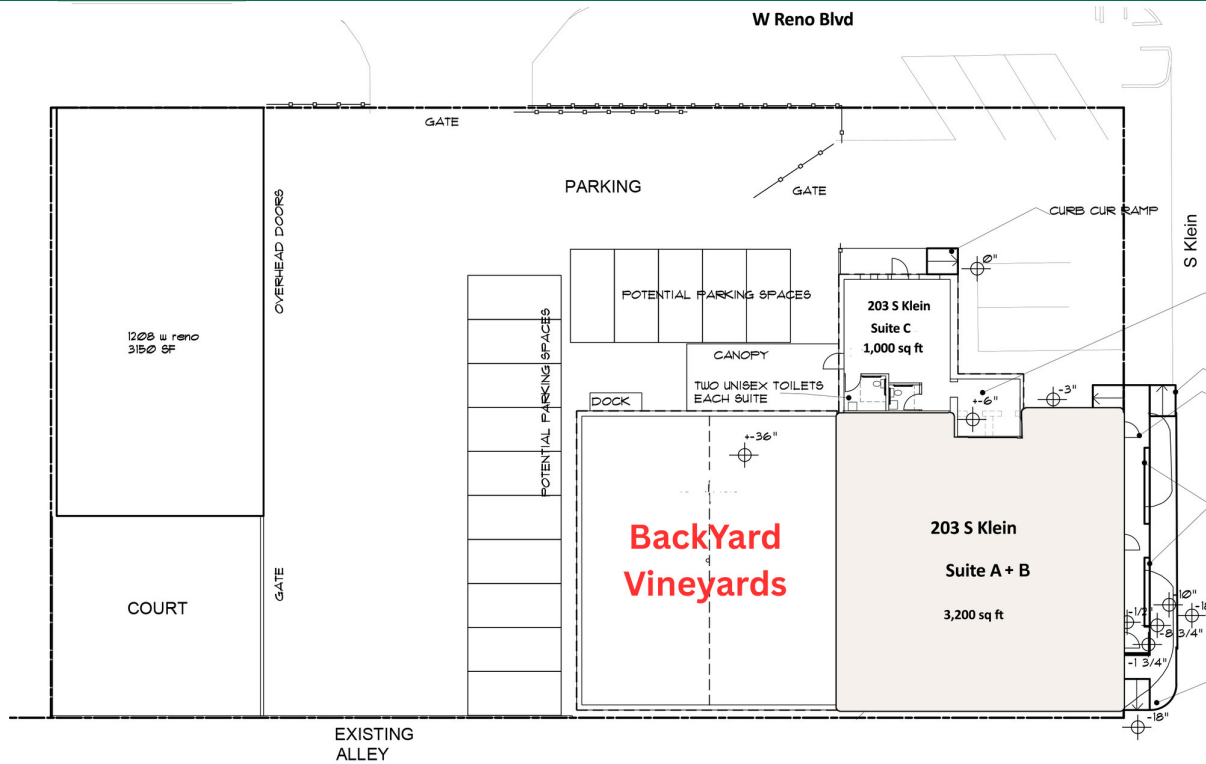
adiehl@priceedwards.com
O: 405.239.1255 C: 405.651.3308

KAYDN KAHKESH

kaydn@creekcre.com
O: 405.401.3297

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,000 - 3,300 SF

Lease Term:	Negotiable
Lease Rate:	\$8.00 - \$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
203 S Klein - Unit A	Available	1,000 SF	NNN	\$8.00 - \$10.00 SF/yr	-
203 S Klein - Unit B	-	1,373 SF	NNN	\$16.00 - \$18.00 SF/yr	-
203 S Klein - Unit B	Available	2,200 SF	NNN	\$8.00 - \$10.00 SF/yr	-
203 S Klein - Unit C	Available	1,000 SF	NNN	\$8.00 - \$10.00 SF/yr	-

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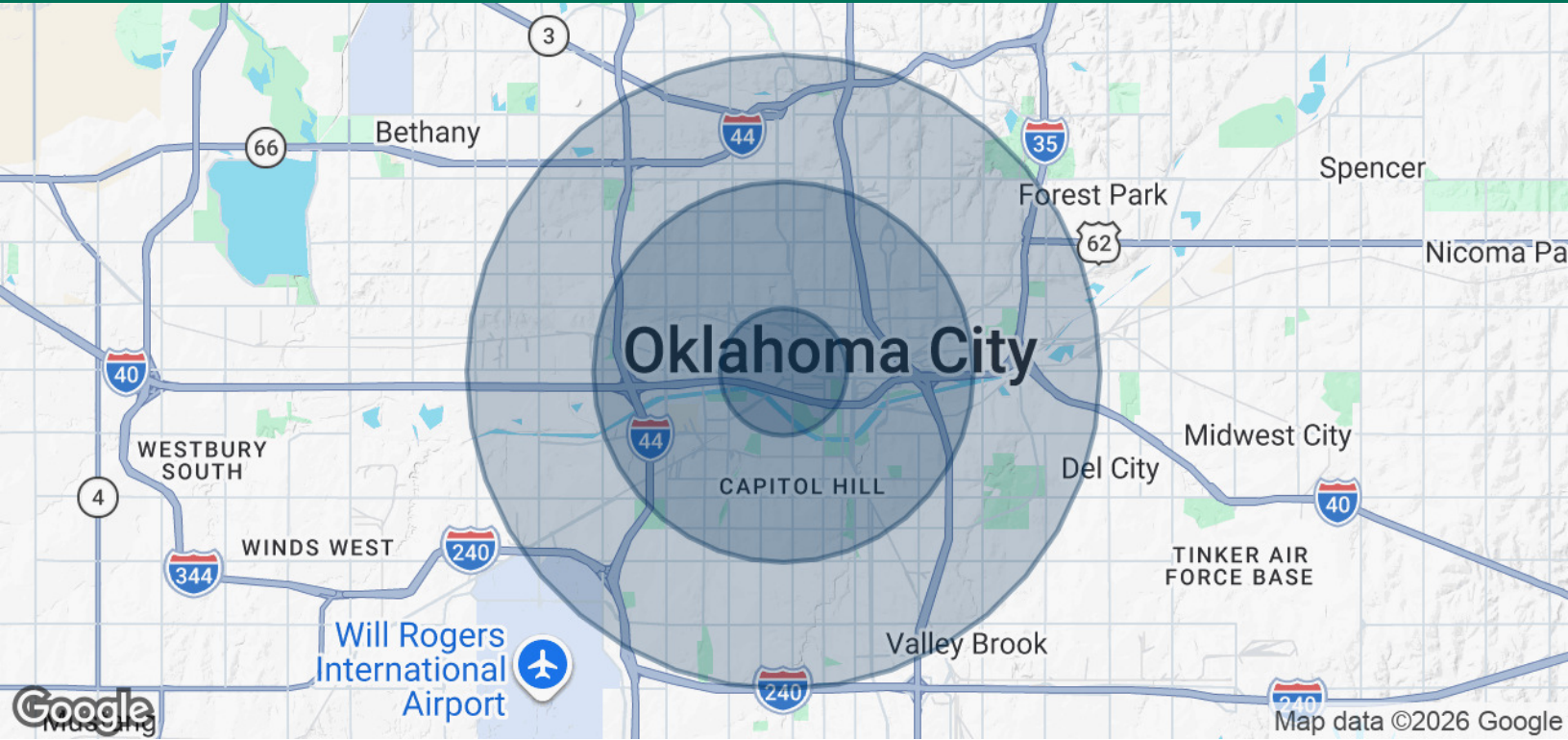
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,600	86,903	229,559
Average Age	34.8	31.1	32.8
Average Age (Male)	35.3	31.2	32.4
Average Age (Female)	34.7	31.1	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,787	32,263	89,750
# of Persons per HH	3.7	2.7	2.6
Average HH Income	\$31,792	\$40,578	\$41,786
Average House Value	\$60,028	\$139,081	\$116,055

* Demographic data derived from 2020 ACS - US Census

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