

NW 23RD & PENN - GROUND LEASE OR BUILD TO SUIT  
 (WILL CONSIDER LEASING EXISTING BUILDING)  
 2124 NW 23rd Street, Oklahoma City, OK 73107



**PAD SITE AVAILABLE / OR EXISTING BUILDING**

**Available SF-Lot :** 15,246 SF (0.35 ACRES)

**Building SF:** 704 SF

**Lease Rate:** Negotiable

**Lot Size:** 0.35 Acres

**Cross Streets:** NW 23rd & N Pennsylvania Ave

**PROPERTY OVERVIEW**

Property is located just west of NW 23rd & Pennsylvania, ideally located less than 0.5 miles west from the prestigious Oklahoma City University (2,300 + students).

**TRAFFIC COUNTS - ACOG 072919**

NW 23rd east 18,073; NW 23rd St west 17,444  
 Pennsylvania north 20,511; Pennsylvania south 22,276

Close to 7-Eleven, Jimmy Johns, Wal-Mart Neighborhood Market, McDonalds, and much more.

The existing building can be demolished. Owner prefers long term ground lease or build to suit.

Owner willing to lease existing 704 sq ft building at a negotiable rate.

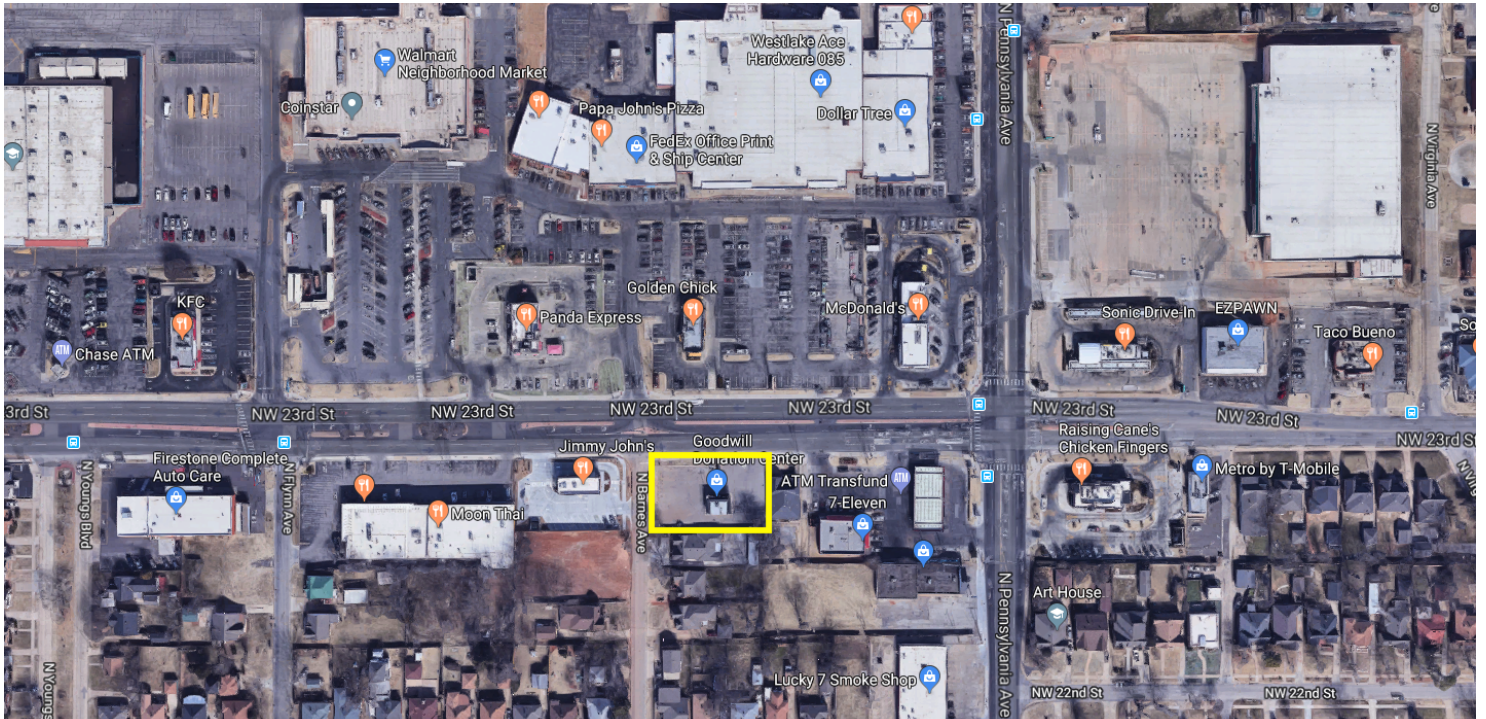
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# LAND FOR GROUND LEASE / FREESTANDING EXISTING BUILDING FOR LEASE 2124 NW 23rd Street, Oklahoma City, OK 73107



### DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	94,115
Population Density	94,115
Median Age	34.9
Median Age (Male)	34.3
Median Age (Female)	35.2
Total Households	40,794
# of Persons Per HH	2.3
Average HH Income	\$51,306
Average House Value	\$154,461

### TRAFFIC COUNTS (per ACOG)

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NW 23rd	west	17,444
Pennsylvania	north	20,511
Pennsylvania	south	22,276

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