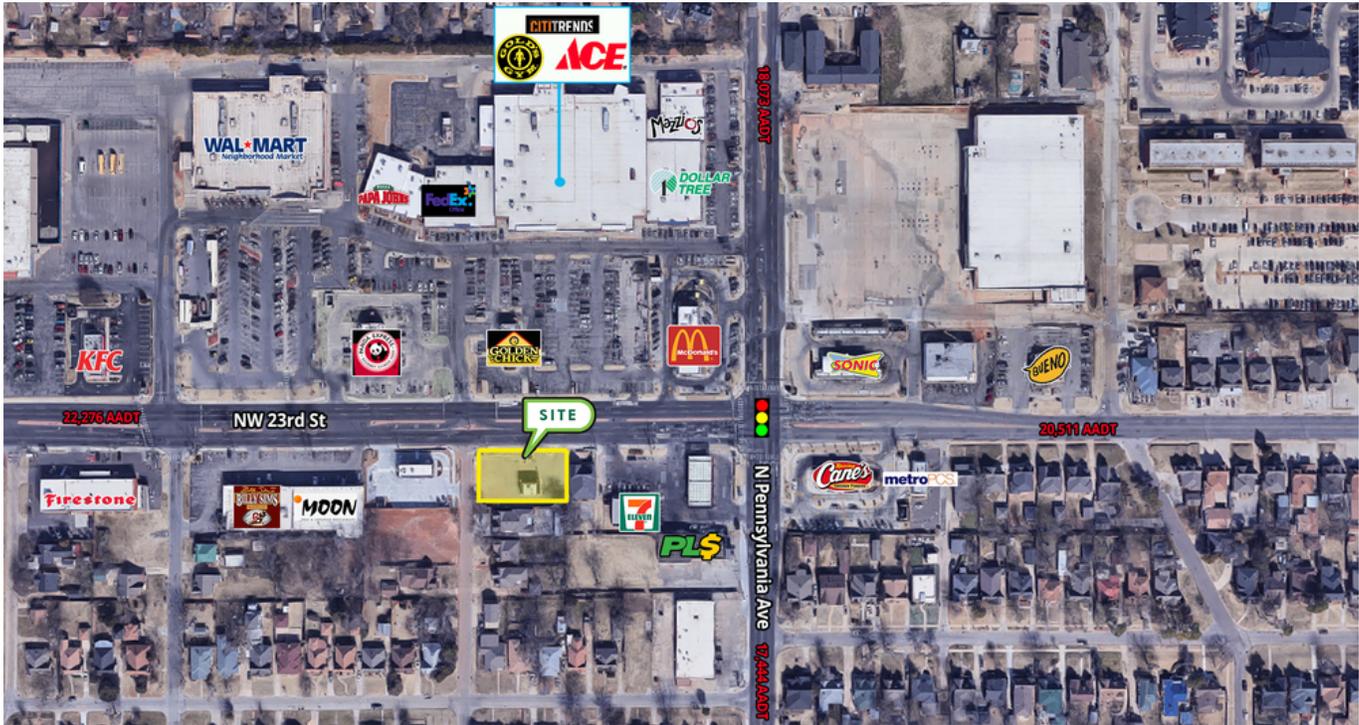


NW 23RD & PENN - GROUND LEASE OR BUILD TO SUIT

2124 NW 23rd Street, Oklahoma City, OK 73107



PAD SITE AVAILABLE

Available SF:

15,246 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.

Close to 7-Eleven, Wal-Mart Neighborhood Supermarket, Ace Hardware, Dollar Tree, McDonald's, and much more.

The existing building can be demolished.

Owner prefers long term ground lease or build to suit

022219

GIRMA MOANING

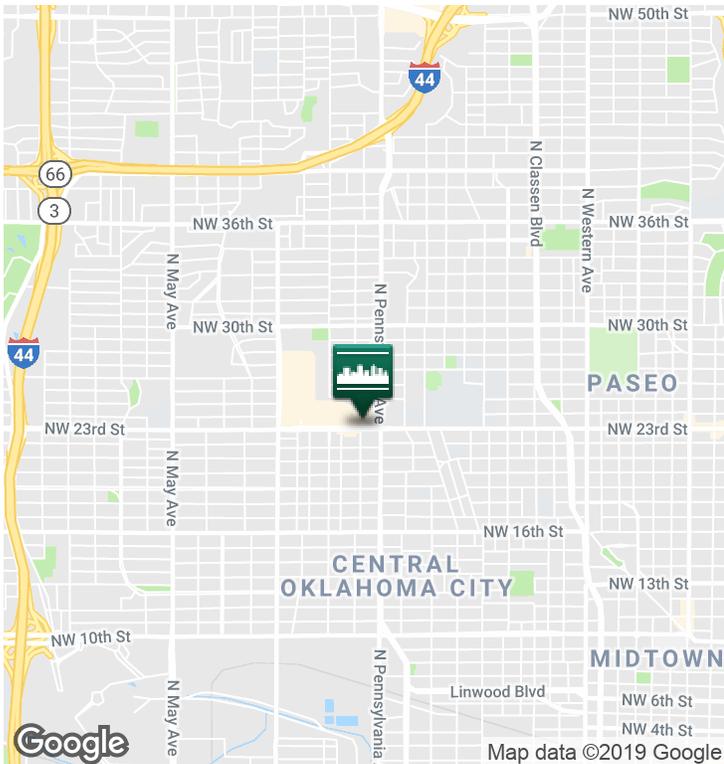
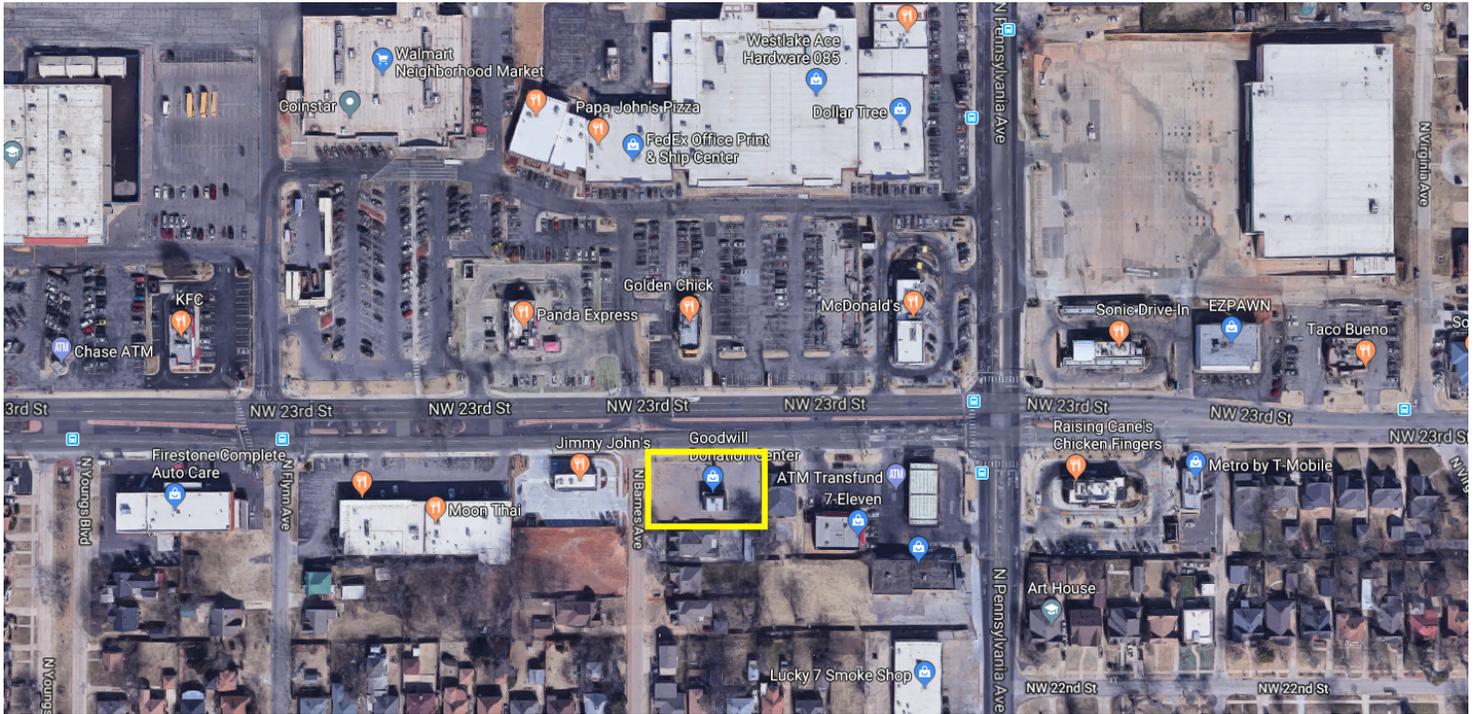
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2124 NW 23RD STREET

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)

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

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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.