

# RETAIL SPACE FOR LEASE

301 S Air Depot Blvd, Midwest City, OK 73110



## OFFERING SUMMARY

Available SF:	4,140 SF
Lease Rate:	\$20.00 SF/yr (NNN)
Lot Size:	0.56 Acres
Year Built:	1981
Building Size:	4,140
Market/Submarket:	OKC/Midwest City 040219

## GIRMA MOANING

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## PROPERTY OVERVIEW

Located near E Reno Ave & Air Depot Blvd in Midwest City. This building is available for lease to Retailers, including Medical Marijuana Dispensary operators who have strong financials. Landlord will allow growing and processing on site.

Surrounding Retailers: Taco Bell (across the street), Sonic (adjacent), CVS, Walgreens, Crest Foods, Aldi, Napa, Open Flame Coffee Company + Roastery, Ross, Ace Hardware, and many more.

## PROPERTY HIGHLIGHTS

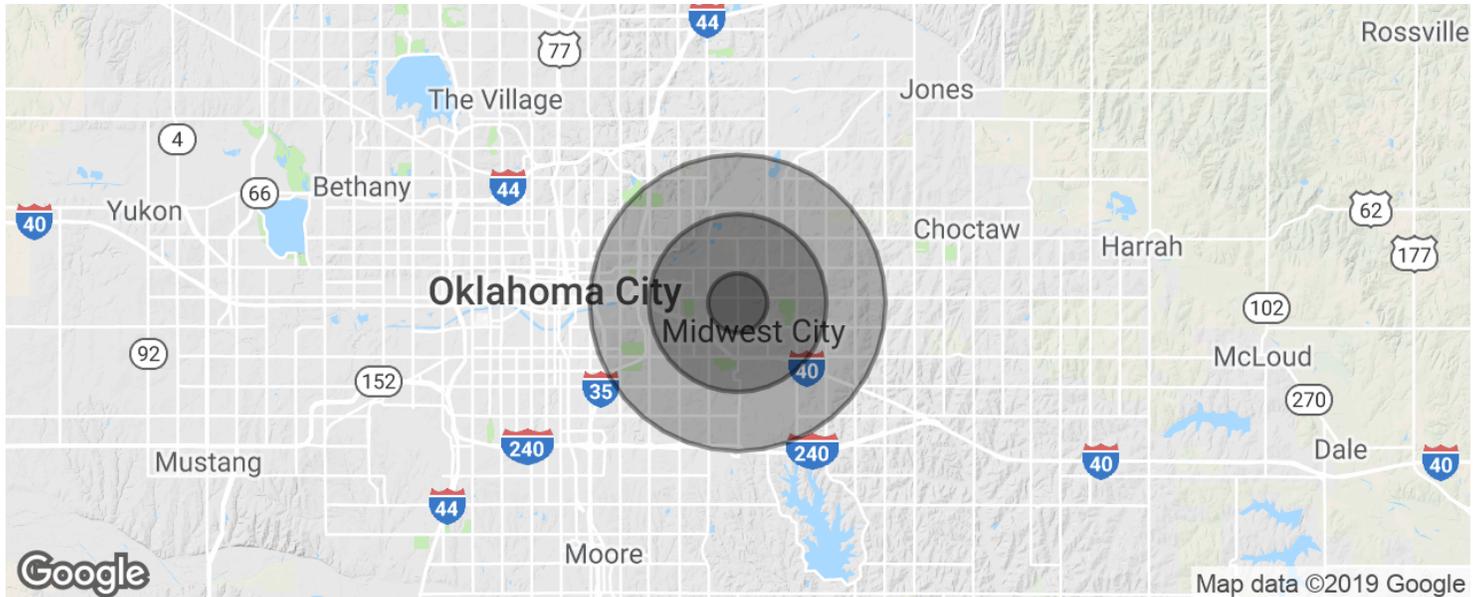
- Retail/Industrial flex space
- Strong Traffic Counts
- Pylon Sign Available
- Building Delivered in As-Is Condition
- Minimum 5-year lease term
- Former Tenant in place for 30 + years

## JACOB SIMON

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# RETAIL SPACE FOR LEASE

Demographics Map & Report - 301 S Air Depot Blvd, Midwest City, OK 73110



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	12,528	59,580	117,595
Median age	35.3	34.1	34.3
Median age (Male)	33.5	32.6	33.1
Median age (Female)	37.7	35.7	35.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,032	25,019	47,362
# of persons per HH	2.5	2.4	2.5
Average HH income	\$54,513	\$47,433	\$48,673
Average house value	\$110,382	\$101,939	\$95,139

\* Demographic data derived from 2010 US Census

<b>TRAFFIC COUNTS</b>			
S Air Depot		north	21,313
S Air Depot		south	23,543
Reno Ave		east	23,695
Reno Ave		west	19,639

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