



### OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	16,370 SF
Available SF:	1,337 SF
Year Built:	2016
Submarket:	Moore/Norman

### PROPERTY OVERVIEW

This Turn-Key Restaurant Space is ideally located near ample residential rooftops. It has strong traffic counts and over 150 feet of retail frontage.

Join the booming energy in this commercial district whose tenants include Boxcar Coffee & Bicycle Shop, Rise Coworking, Farm House Spa, Habec Consulting, Lunar Music Supply, Cobble Insurance, and many more great local businesses.

Located in Moore on N Eastern Ave. between NE 12th and NE 27th. More than 14,500 cars travel N Eastern Ave. each day.

### PROPERTY HIGHLIGHTS

- Move-in Ready
- Equipment can be purchased
- Centrally located
- Strong Co-tenancy
- Triple Nets Estimated at \$3.50 psf

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,338	59,595	144,131
Average age	35.8	33.1	33.0
Average age (Male)	32.9	32.2	32.2
Average age (Female)	39.1	34.2	33.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,011	22,453	54,671
# of persons per HH	2.8	2.7	2.6
Average HH income	\$64,890	\$59,550	\$58,812
Average house value	\$136,404	\$130,717	\$131,896

\* Demographic data derived from 2010 US Census

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