

# Choctaw Plaza Shopping Center

14407 NE 23rd St, Choctaw, OK 73020



## OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Building Size:	131,149 SF
Available SF:	10,646 - 18,000 SF
Year Built:	1975

## PROPERTY OVERVIEW

Choctaw Plaza currently has 3 big box spaces available for lease. Each space is highly visible and offers ample parking. This Center is located in a well developed neighborhood and faces the highly traveled NE 23rd St corridor.

SPACES	LEASE RATE	SPACE SIZE
Suite 14351	\$8.00 SF/yr	15,000 SF
Suite 14407	\$8.00 SF/yr	18,000 SF
Suite 14415	\$8.00 SF/yr	10,646 SF

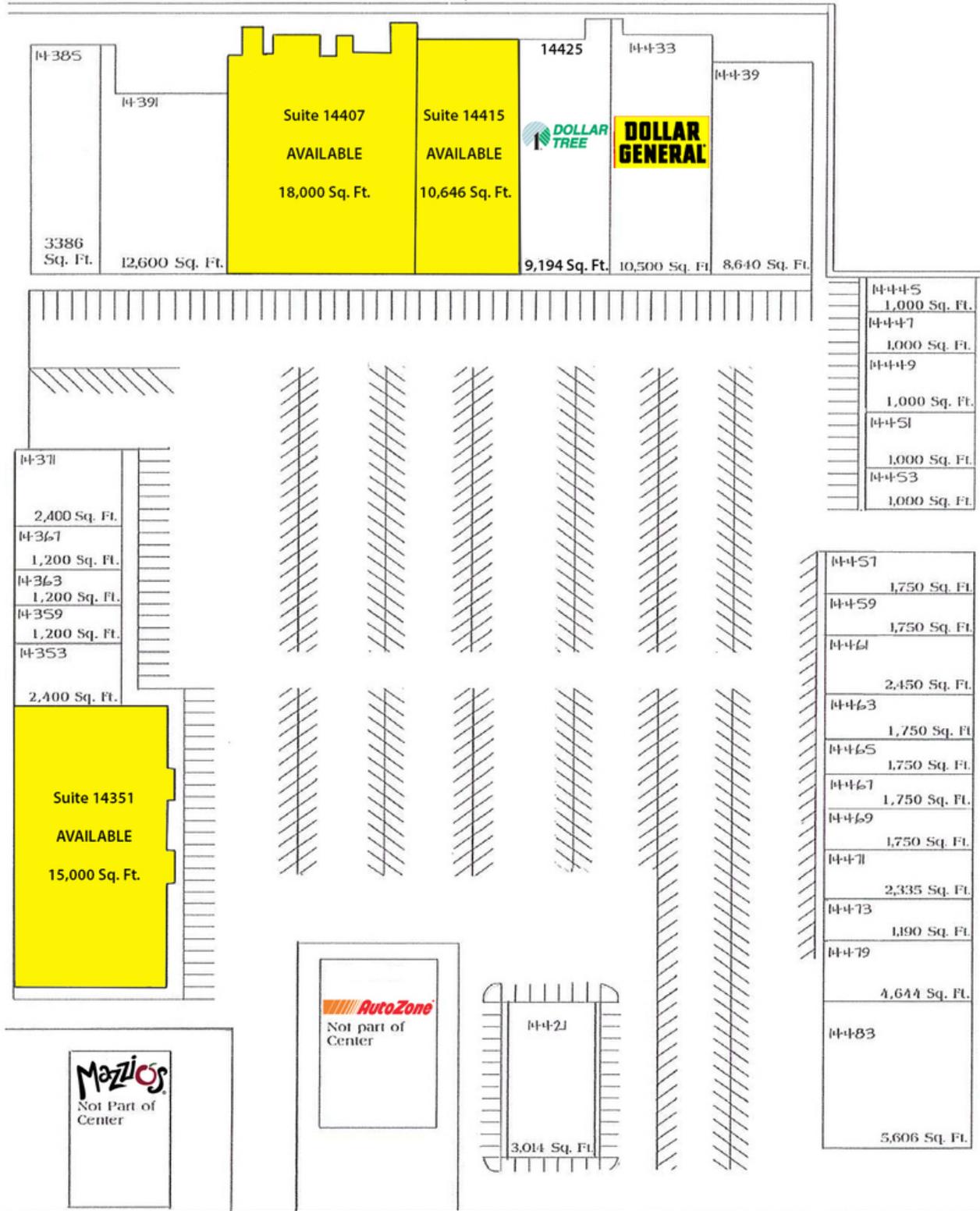
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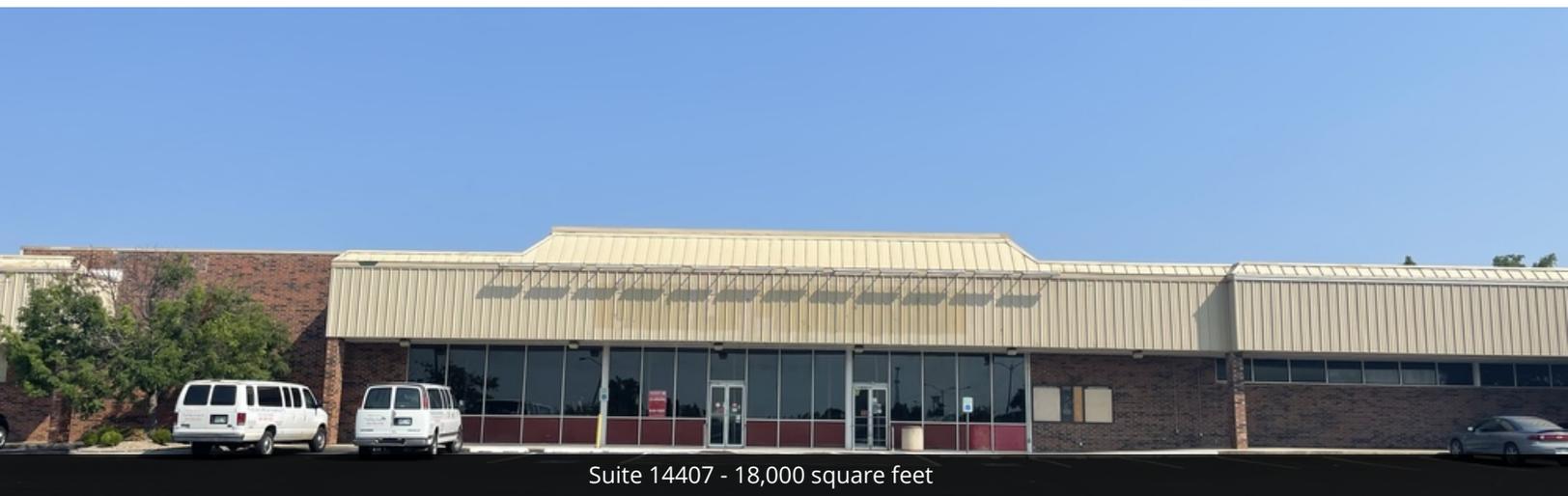
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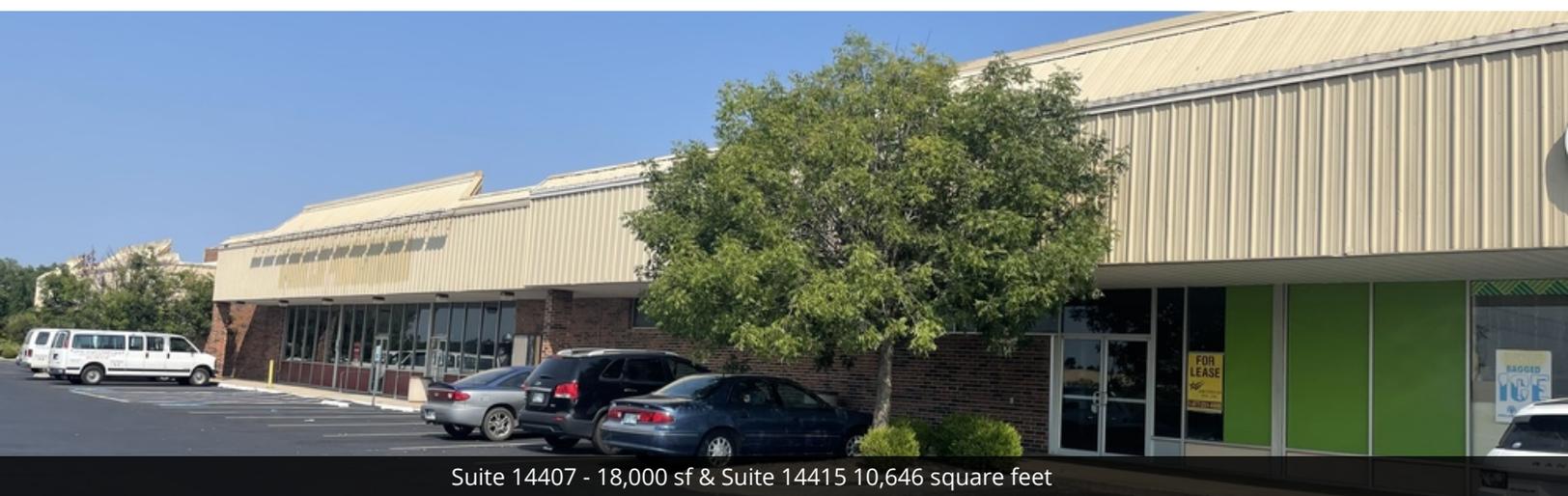
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Suite 14351 - 15,000 square feet



Suite 14407 - 18,000 square feet



Suite 14407 - 18,000 sf & Suite 14415 10,646 square feet

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,557	29,619	123,867
Average age	37.5	40.8	37.9
Average age (Male)	35.4	40.6	36.5
Average age (Female)	39.0	40.9	39.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	601	11,217	48,893
# of persons per HH	2.6	2.6	2.5
Average HH income	\$58,782	\$65,565	\$59,272
Average house value	\$129,274	\$129,714	\$121,455

\* Demographic data derived from 2010 US Census

## TRAFFIC COUNTS

NE 23rd St	east	11,500
NE 23rd St	west	13,400
		09012021

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