

FORMER FAMILY DOLLAR #33244 | DOLLAR TREE

1022 E KERR BLVD, WYNNEWOOD, OK 73098



PROPERTY HIGHLIGHTS

- Prime location in the heart of town
- Building is less than two years old
- In excellent condition
- Ample Parking
- Pylon Sign available
- Just 3 miles east of I-35
- Asking \$6.00 psf Gross

OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (Gross)
Available SF:	10,531 SF
Building Size:	10,531 SF
Lease Expiration:	2/28/2033

EV ERNST

eernt@priceedwards.com

O: 405.843.7474

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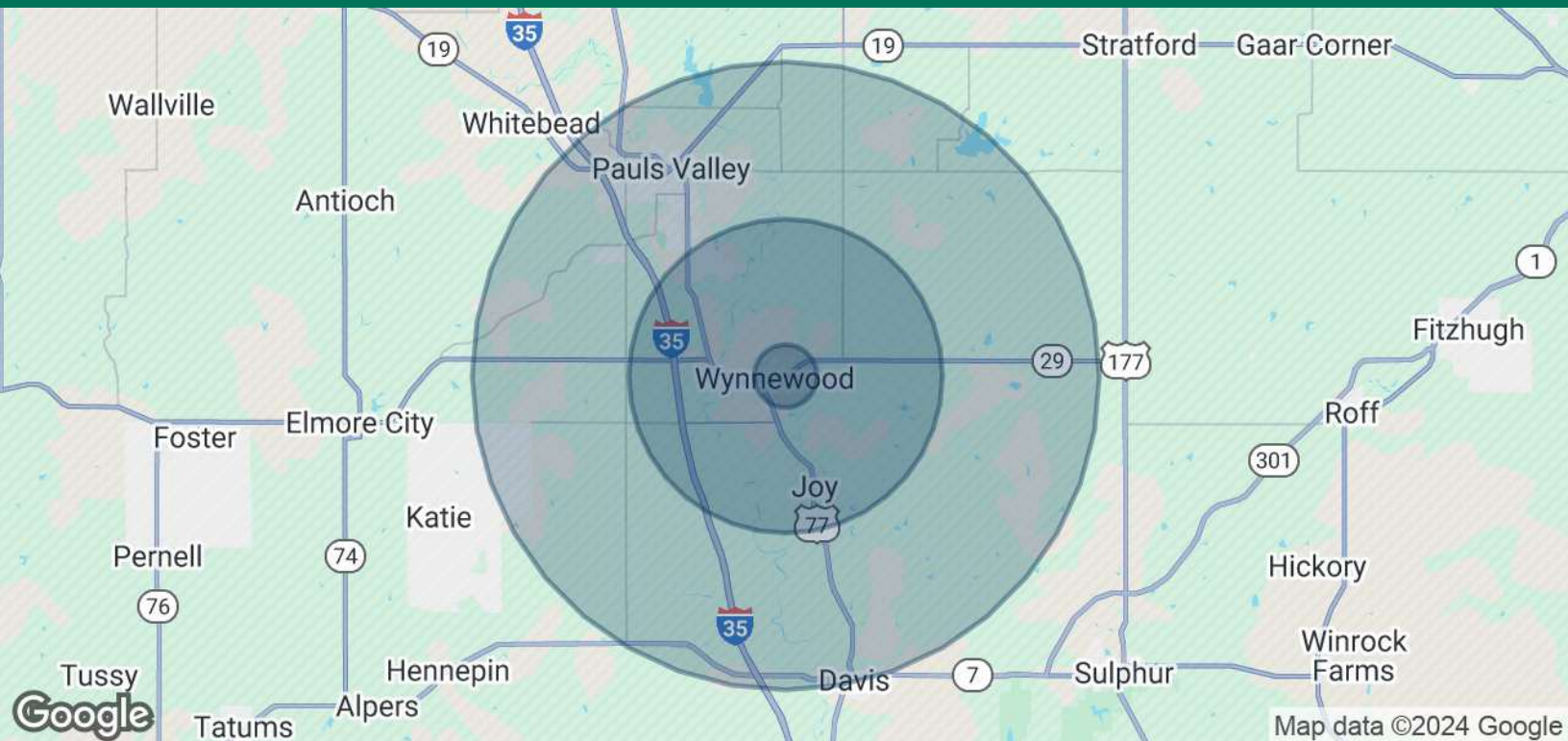
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,976	3,147	15,013
Average Age	41	42	41
Average Age (Male)	40	41	40
Average Age (Female)	42	43	42
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	808	1,288	6,011
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$73,670	\$76,998	\$77,735
Average House Value	\$188,458	\$191,968	\$180,351

Demographics data derived from AlphaMap

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