

THE DISTRICT

S/E Corner W Owen K Garriott Rd & S Cleveland St, Enid, OK 73703



OFFERING SUMMARY

Available SF:	1,500 - 13,000 SF
Lease Rate:	\$25.00 - 27.00 SF/yr (NNN)
Outparcel Size:	1.82 +/- Acres (79,500 SF)
Outparcel For Sale:	\$20.00 PSF
Year Built:	2020
Building Size:	13,000

PROPERTY OVERVIEW

The District is located at the S/E corner of the highly traveled retail corridor W Owen K Garriott Rd (Hwy 412) and S Cleveland St, a very prominent, active intersection.

This proposed 13,000 +/- Center is being offered at a rate of \$25.00 - \$27.00 psf NNN.

High Quality new construction. Spaces can be built-out to fit your needs. Drive Thru available.

The 1.82 +/- Acre Outparcel is for sale at a rate of \$20.00 PSF.

Current Outparcel Tenants dedicated to this Center are: Hideaway Pizza, Jiffy Trip and Colton's Steak House.

Located in the center of Enid's retail, this Center has the visibility and ease of access needed by high-end retailers.

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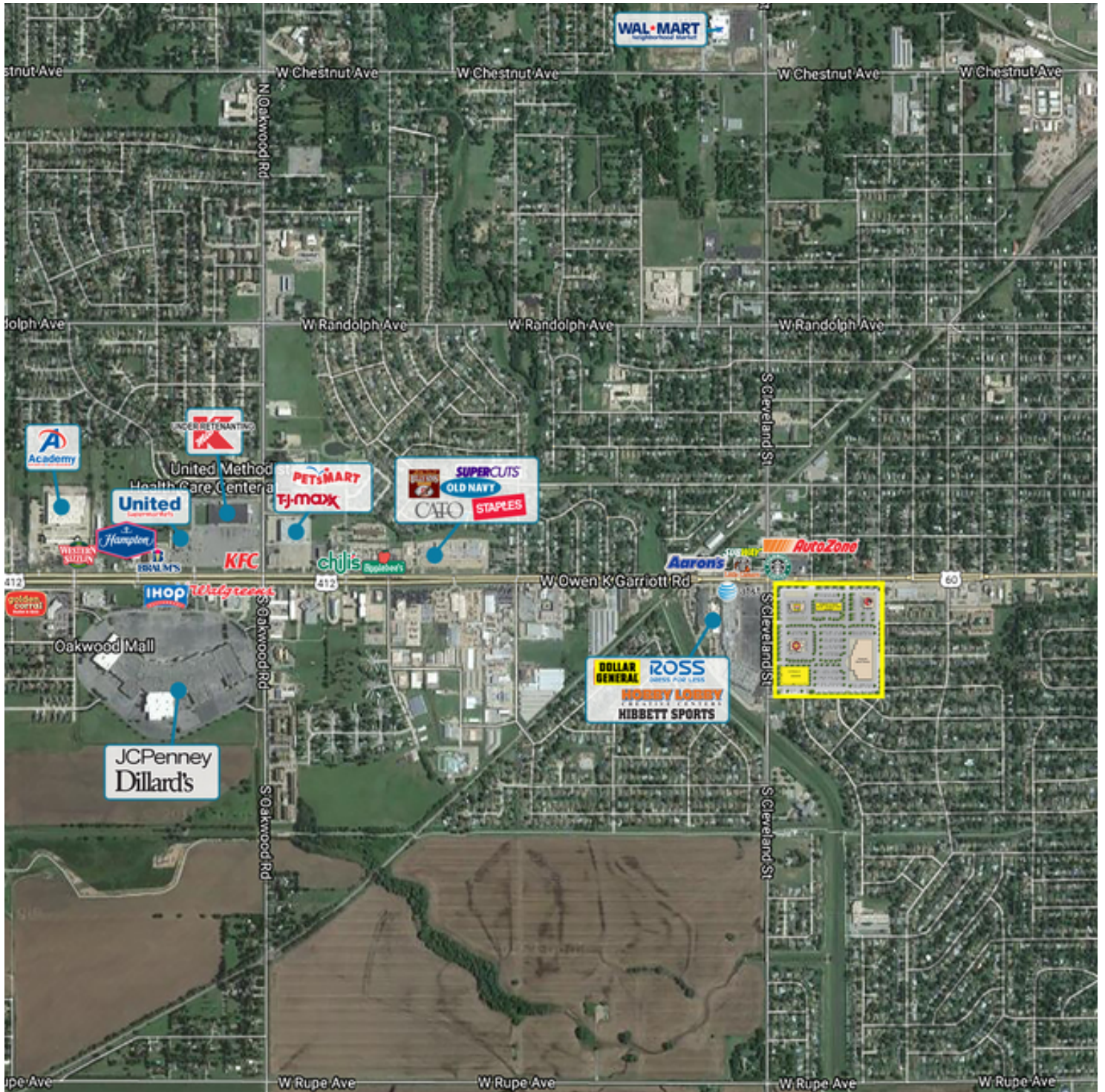
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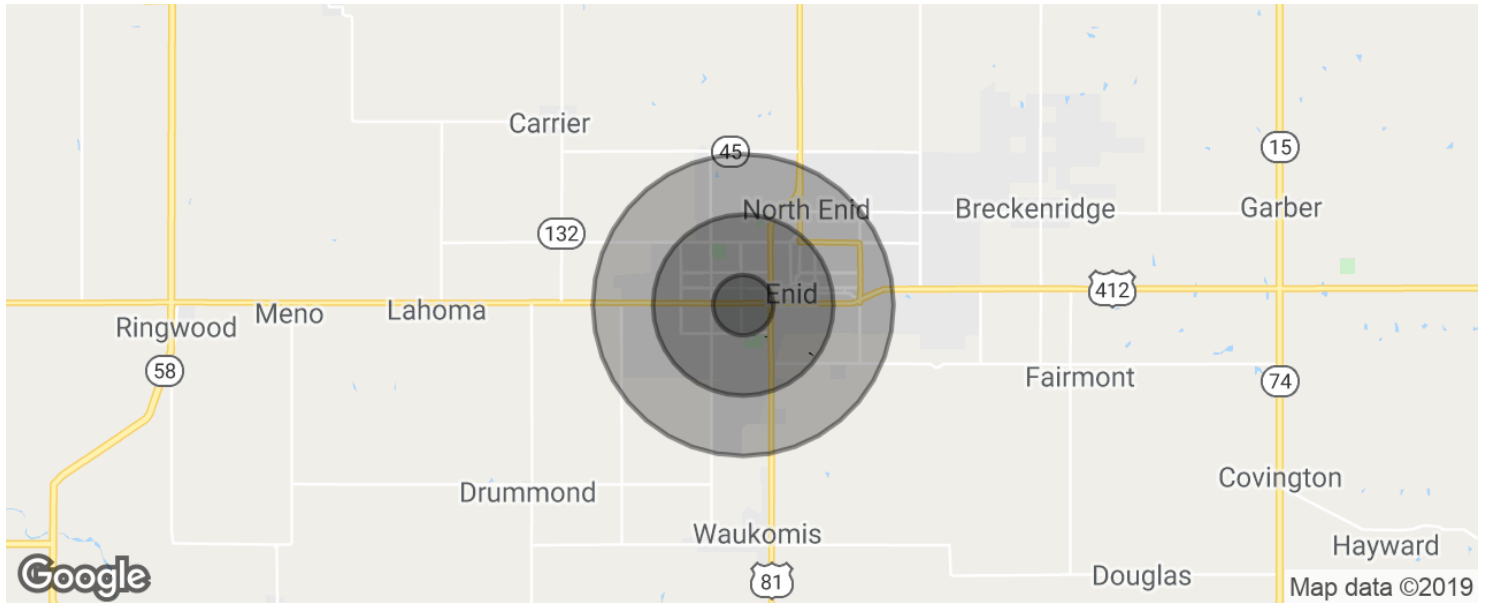
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,260	32,070	47,563
Median age	38.3	38.9	38.3
Median age (Male)	38.8	37.0	36.4
Median age (Female)	39.8	41.6	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,166	13,141	19,078
# of persons per HH	2.4	2.4	2.5
Average HH income	\$49,289	\$57,849	\$56,287
Average house value	\$91,139	\$87,547	\$93,338

* Demographic data derived from 2010 US Census

TRAFFIC COUNT			
W Owen K Garriott Rd		east	23,600
W Owen K Garriott Rd		west	20,600
S Cleveland St		north	6,800
S Cleveland St		south	5,900

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