

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Building Size:	12,000 SF
Available SF:	1,200 SF
Condition:	White Box

PROPERTY OVERVIEW

For Lease: Prime retail/office opportunity located along NE 23rd Street, a rapidly evolving commercial corridor in Oklahoma City with strong daily traffic and neighborhood demand. This ±7,400 SF freestanding building offers excellent frontage, signage potential, and flexible layout suitable for retail, showroom, or service-based users. Positioned near established residential neighborhoods and ongoing redevelopment activity, the property benefits from strong visibility and accessibility. Ideal for an owner-user or investor seeking value-add potential in an emerging corridor with continued revitalization momentum.

PROPERTY HIGHLIGHTS

- Prominent frontage on NE 23rd Street with strong signage visibility
- Surrounded by dense residential neighborhoods driving consistent demand
- Ample on-site parking for customers and employees

SPACES	LEASE RATE	SPACE SIZE
Suite B	\$12.00 SF/yr	1,200 SF
Suite C	\$12.00 SF/yr	1,200 SF
Suite D	\$12.00 SF/yr	1,200 SF

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1820 NORTHEAST 23RD ST
1820 NORTHEAST 23RD ST | OKLAHOMA CITY, OK 73117



ADDITIONAL PHOTOS

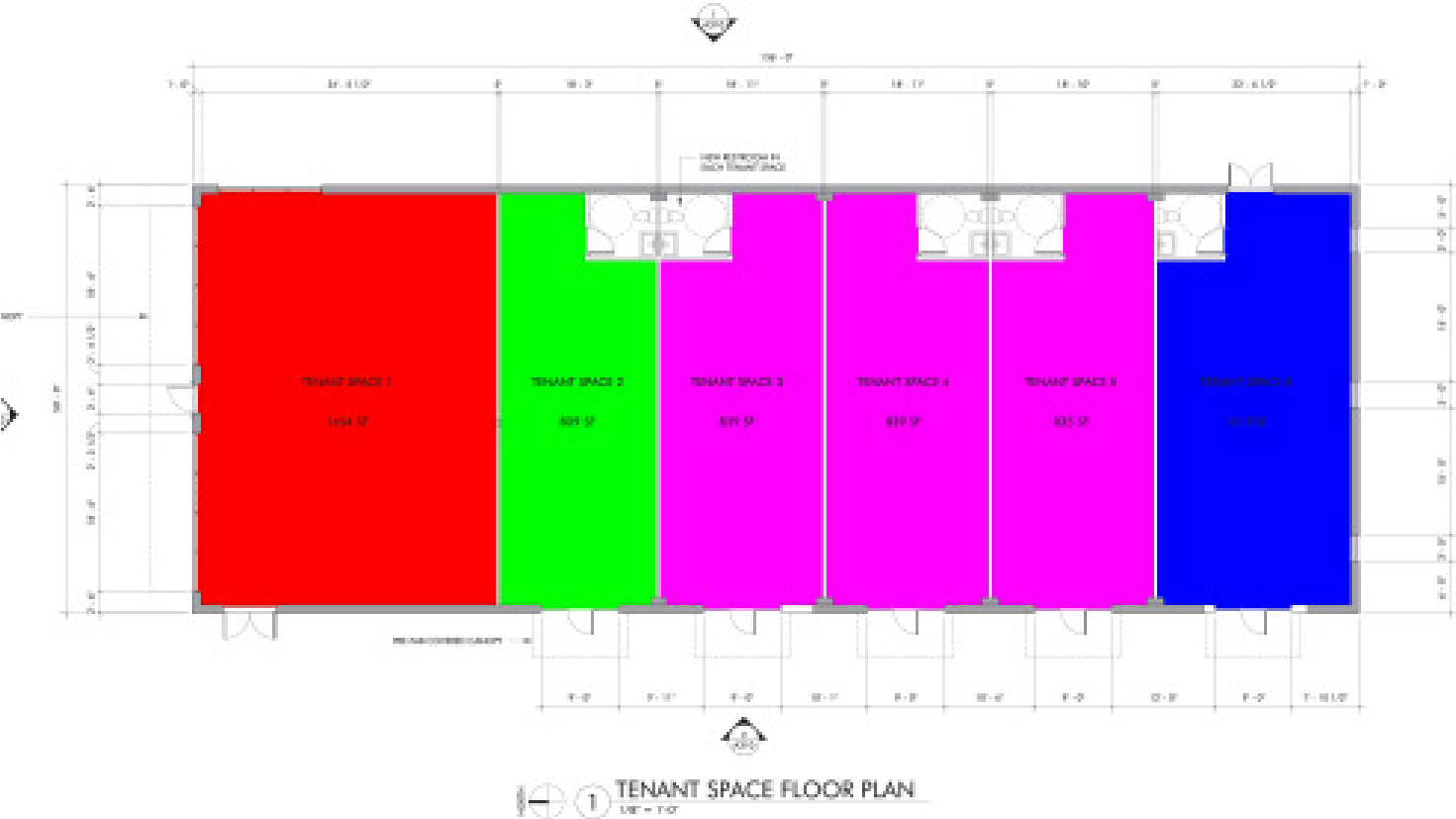


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FLOOR PLAN

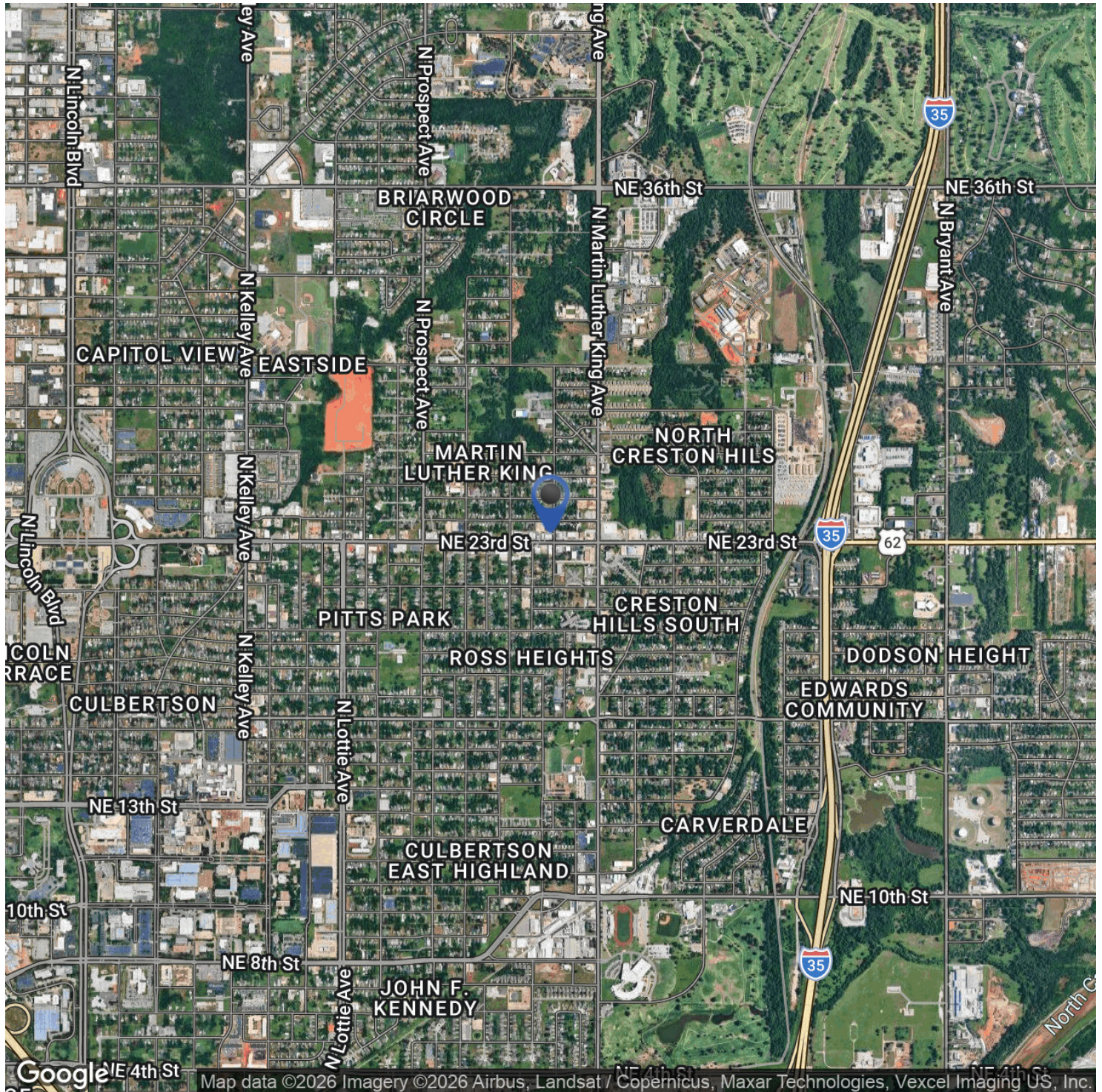
1820 NE 23rd Street Project Tenant Floor



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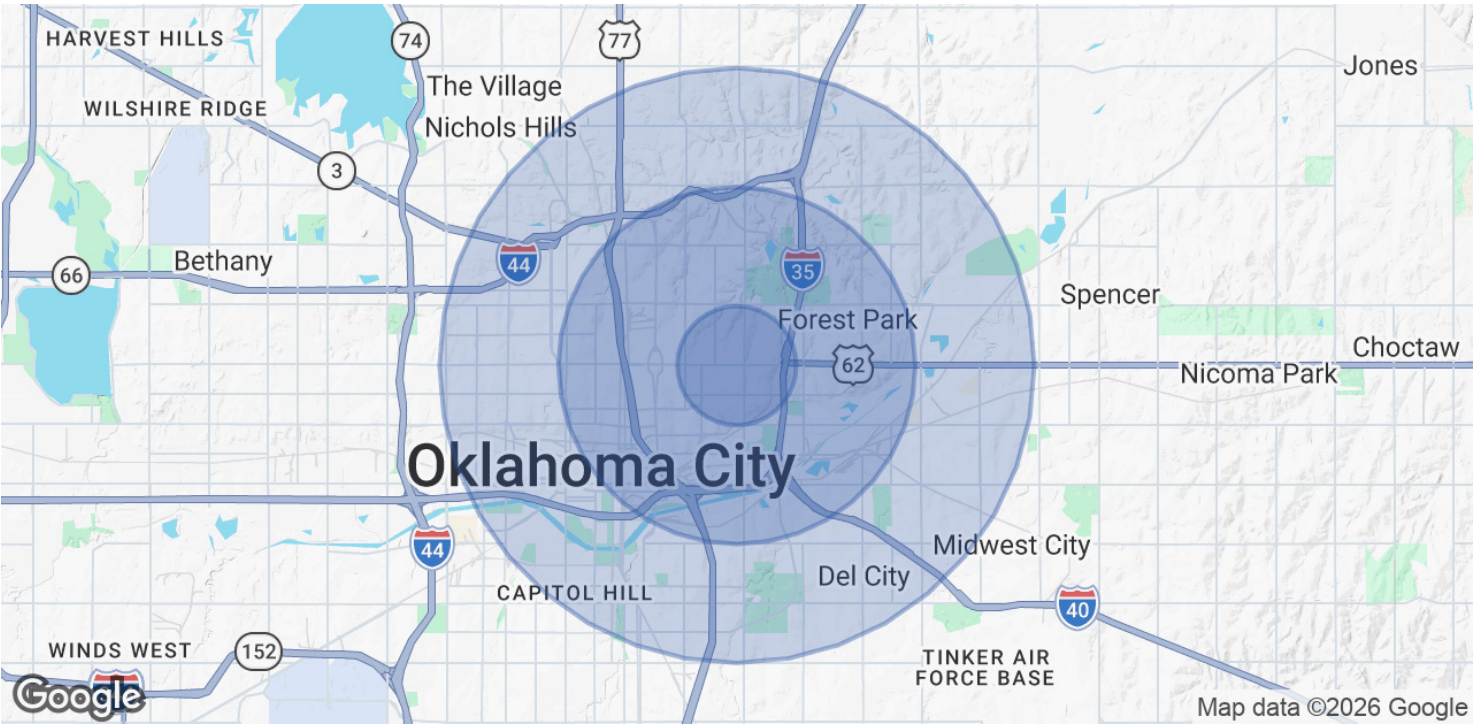
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,887	42,164	141,607
Average Age	36.4	37.1	35.7
Average Age (Male)	33.7	36.3	35.6
Average Age (Female)	38.1	37.2	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,467	20,692	62,081
# of Persons per HH	2.3	2.0	2.3
Average HH Income	\$41,775	\$80,425	\$78,414
Average House Value	\$161,678	\$254,244	\$211,520

2023 American Community Survey (ACS)

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