



### Property Description

High visibility retail showroom available for lease in the heart of Jenks, Oklahoma. Located on West Main Street between N. Elm St. and Elwood Avenue. Strong retail and redevelopment area.

### Property Highlights

- ±5,000 SF retail showroom with warehouse
- 10' x 9' OH door in back
- 240 feet of Main Street frontage
- Traffic counts of 15,664 vpd along Main Street
- Pylon Signage
- 24 Parking spaces
- Crack fill and seal coat on parking lot in 2022
- CG Zoning
- New exterior paint and flooring available

### Offering Summary

LEASE RATE:	\$11.00/SF (NNN)
AVAILABLE SF:	5,000 SF
BUILDING SIZE:	5,000 SF

Demographics	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	1,483	6,985	18,363
TOTAL POPULATION	3,506	16,266	44,024
AVERAGE HH INCOME	\$75,844	\$72,045	\$79,570

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