

OKSEA BOX 1B

30 NE 2nd Street, Oklahoma City, OK 73104

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Box 1B at OKSEA is 100% turnkey. It is built-out as a fast casual restaurant. It is important to note that the space does not have a vent hood and a vent hood cannot be installed. Specific uses are not allowed at this location including alcohol, smoothies, coffee and marijuana.

LOCATION DESCRIPTION

Nestled in the vibrant Deep Deuce neighborhood of Oklahoma City, OKSEA presents an unparalleled opportunity for entrepreneurs seeking a thriving urban environment. Boasting a coveted location just east of the Central Business District and north of the energetic Bricktown district. These adjacent districts attract a diverse mix of professionals, residents, and tourists, creating a vibrant ecosystem of commerce and culture. This office is situated at the heart of it all, you'll be perfectly positioned to capitalize on the cross-pollination of clientele from these neighboring districts.

PROPERTY HIGHLIGHTS

- Fully built-out
- Unique design
- Strong foot traffic
- Walk-in cooler

OFFERING SUMMARY

LEASE RATE:	\$1,500 per month (MG)
AVAILABLE SF:	640 SF
LEASE PRICE/SF:	\$28.13

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,836	13,322	31,016
TOTAL POPULATION	7,468	29,511	73,189
AVERAGE HH INCOME	\$78,005	\$76,668	\$65,659

Ian Duty-Dean

Managing Broker

405.928.6210

ian@greyhound.group

Greyhound
Group

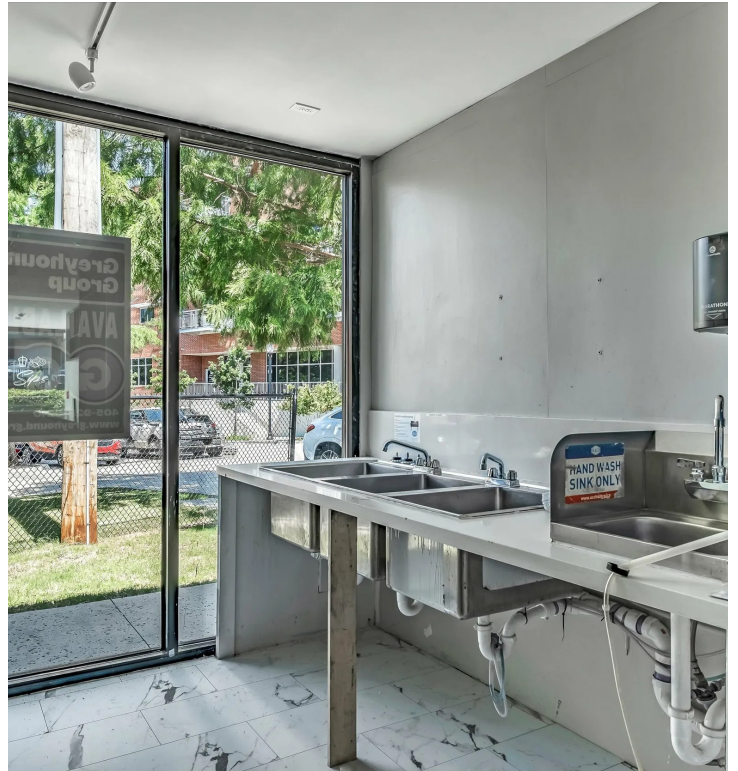


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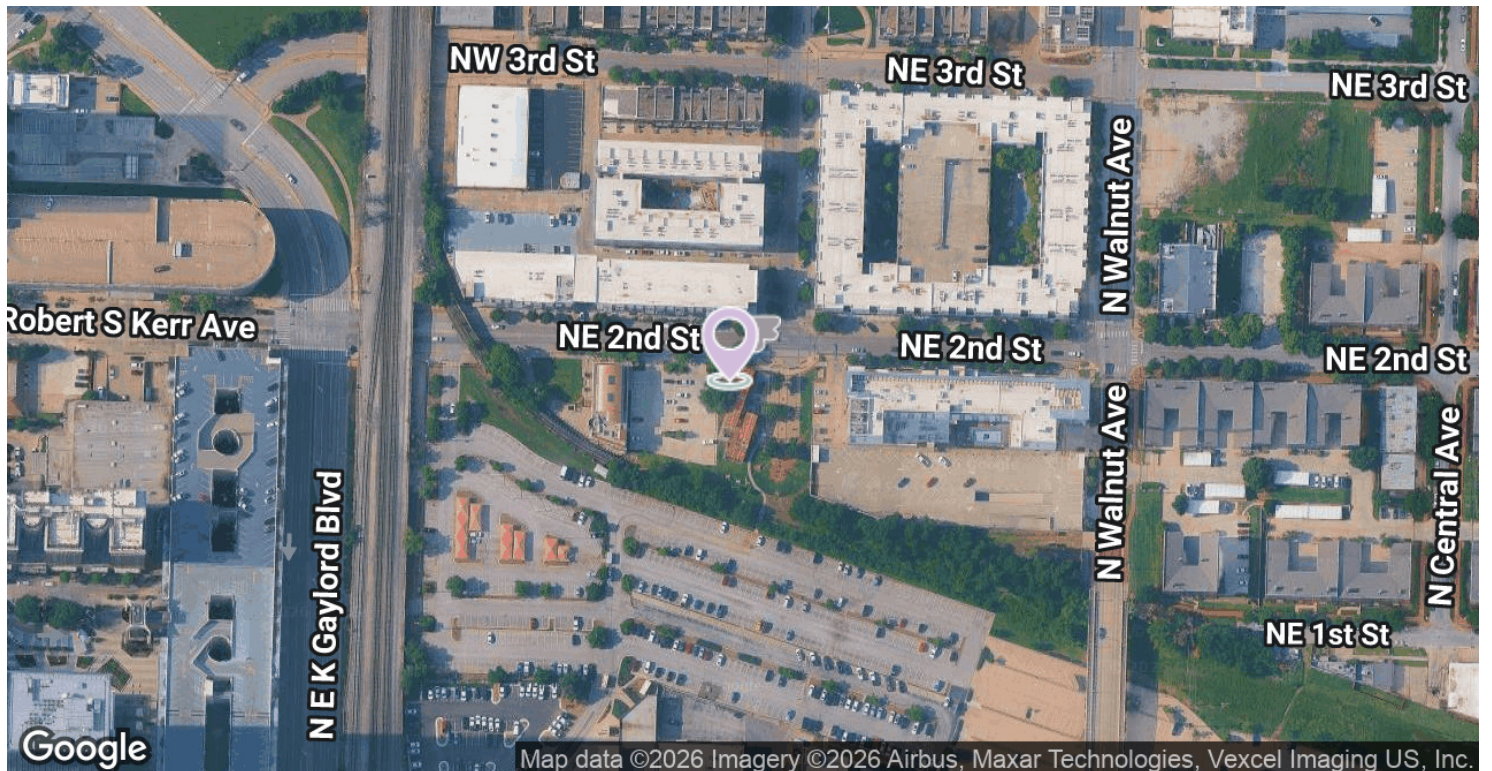
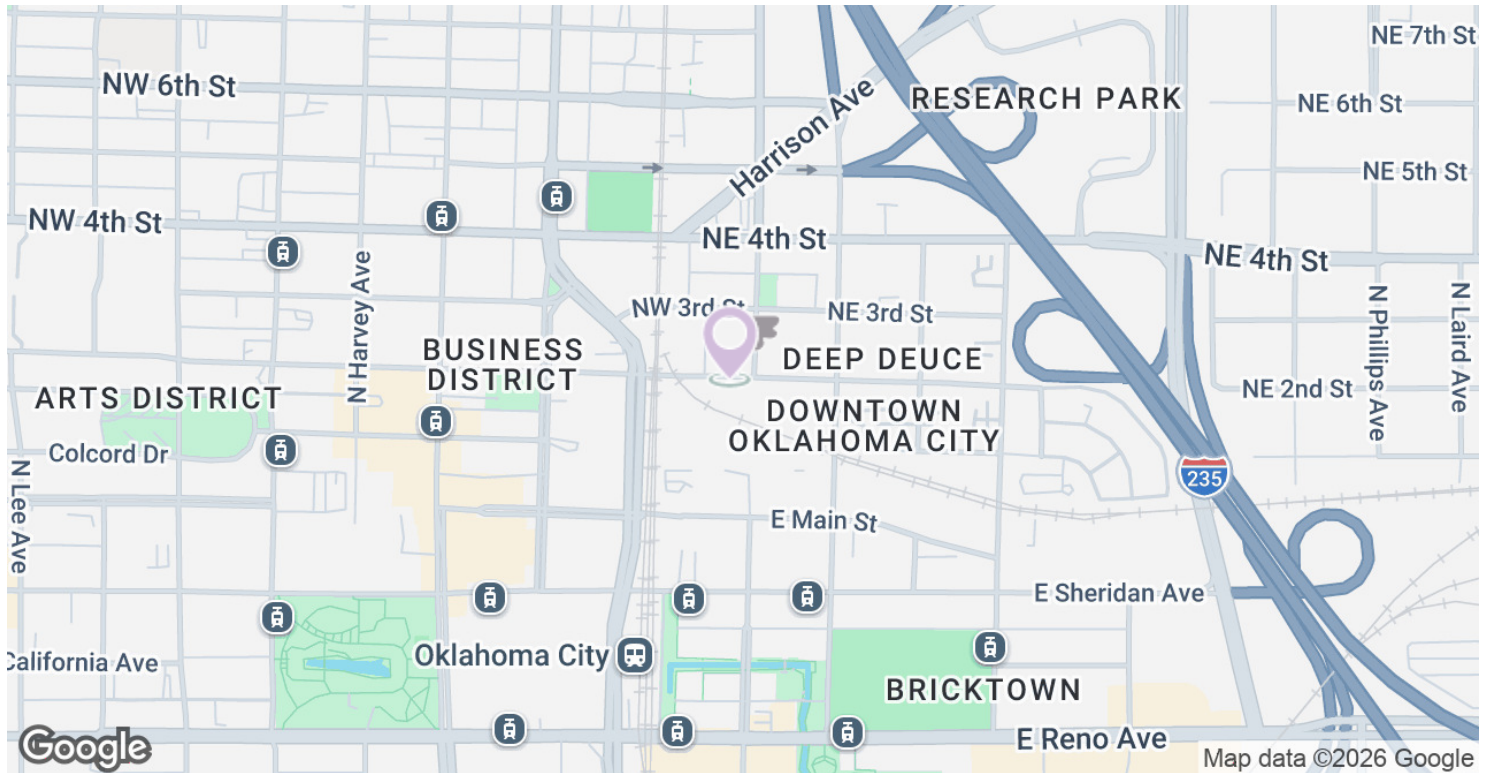


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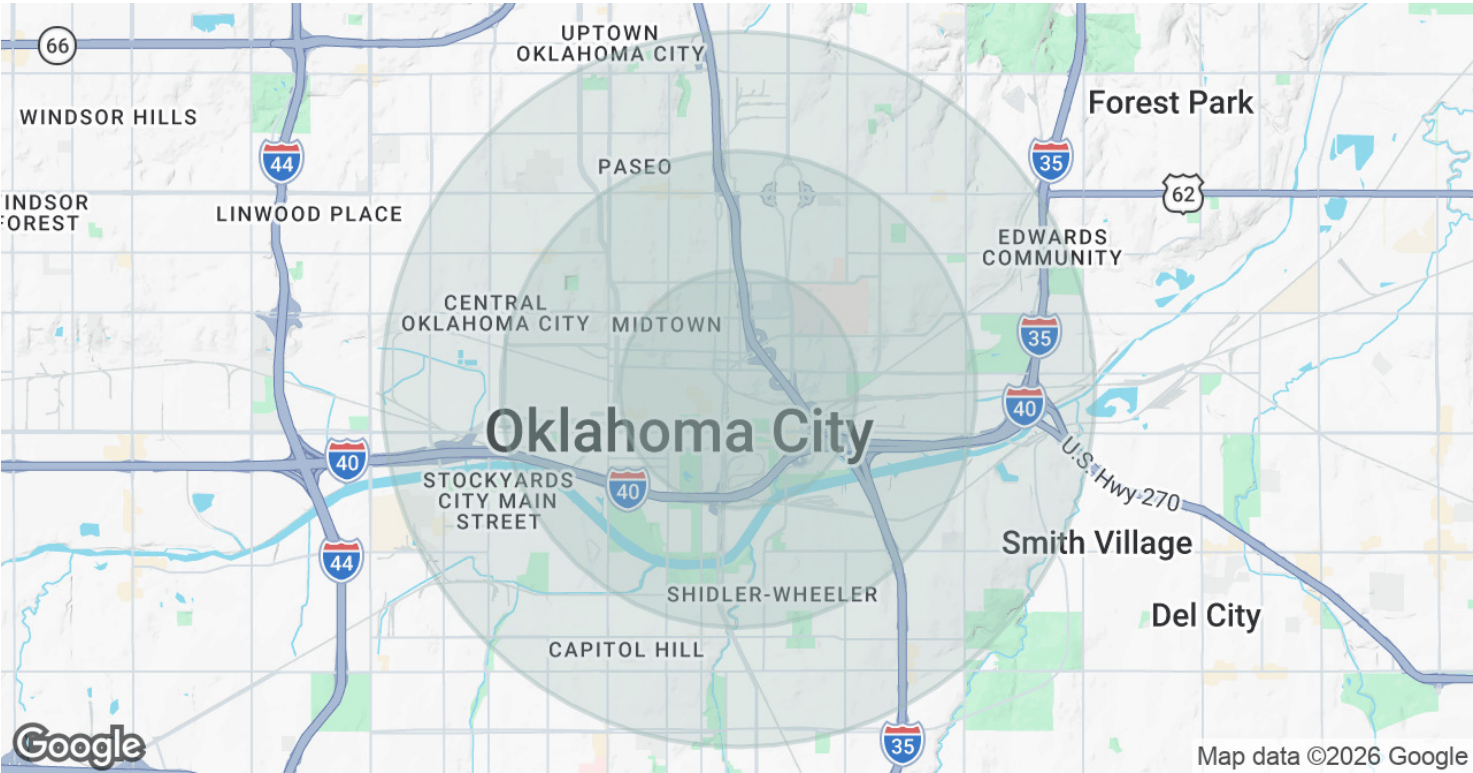


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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	7,468	29,511	73,189
AVERAGE AGE	37	37	37
AVERAGE AGE (MALE)	37	37	36
AVERAGE AGE (FEMALE)	36	37	37

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,836	13,322	31,016
# OF PERSONS PER HH	1.9	2.2	2.4
AVERAGE HH INCOME	\$78,005	\$76,668	\$65,659
AVERAGE HOUSE VALUE	\$410,770	\$328,593	\$246,691

2020 American Community Survey (ACS)

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IAN DUTY-DEAN

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PROFESSIONAL BACKGROUND

Ian Duty-Dean earned his degree at the University of Oklahoma in multi-disciplinary studies focused on Construction Science and Finance. Ian began his career in commercial real estate during an internship at the Oklahoma City Urban Renewal (OCURA), a public-private partnership charged with the revitalization of Oklahoma City's urban neighborhoods. The experience and exposure to the industry lead him to becoming a broker at Land Run Commercial. At Land Run, his primary focus was retail leasing in the Oklahoma City metro and tertiary markets. While at Land Run Ian worked on redevelopment projects that helped spur the larger revitalization OKC's Uptown District. Ian joined ADEPT Commercial Real Estate in 2018 as a Senior Advisor, later becoming Director of brokerage sales and leasing. While at ADEPT Ian brokered deals in retail, office, industrial, multi-family and land. In 2023 he founded The Greyhound Group, a full-service commercial real estate firm offering brokerage, development and property management services. Ian brings a wealth of knowledge; by focusing on the mutual success of tenants and landlords, he positions assets to maximize their value, retains and attracts high quality tenants.

EDUCATION

University of Oklahoma - Multidisciplinary Studies

MEMBERSHIPS

Oklahoma Contemporary Arts Center - Board of Trustees
Automobile Alley Board of Directors - Vice Chairman
Urban Land Institute
Commercial Real Estate Council of Oklahoma City
International Council on Shopping Centers
Past: YMCA of Greater OKC - Downtown District Advisory Council

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