



FORAKER COTM 9TH STREET PROJECT

2 NE 9th Street, Oklahoma City, OK 73104

FOR LEASE

PRESENTED BY:

Jeremy Foraker

President

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ForakerCompany.com

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PROPERTY SUMMARY

Available SF: 2,942 - 6,399 SF

Lease Rate: \$20.00 SF/yr (NNN)

Lot Size: 1.22 Acres

Building Size: 46,000 SF

Year Built: 1928

Renovated: 2019

Zoning: Commercial

Cross Streets: 9th Street and Oklahoma Ave.

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PROPERTY OVERVIEW

We are currently pre-leasing this mix-use development. This property will undergo a full renovation including exterior and interior improvements. This property will be occupied by a variety of tenants including a brewery, bakery, restaurants, office, and apartments. Contact us for further details.

PROPERTY HIGHLIGHTS

- Booming District of Automobile Alley
- Downtown OKC
- New Redevelopment
- Mix-use occupants
- Easy highway access
- Available Parking

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LEASE TYPE	NNN
TOTAL SPACE	2,942 - 6,399 SF
LEASE TERM	Negotiable
LEASE RATE	\$20.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
West Restaurant 1	Available	2,942 - 6,399 SF	NNN	\$20.00 SF/yr	Delivered in White Box condition. Landlord will provide Basic plumbing and electrical.
East Restaurant 2	Available	3,457 SF	NNN	\$20.00 SF/yr	Delivered in White Box condition. Landlord will provide Basic plumbing and electrical.

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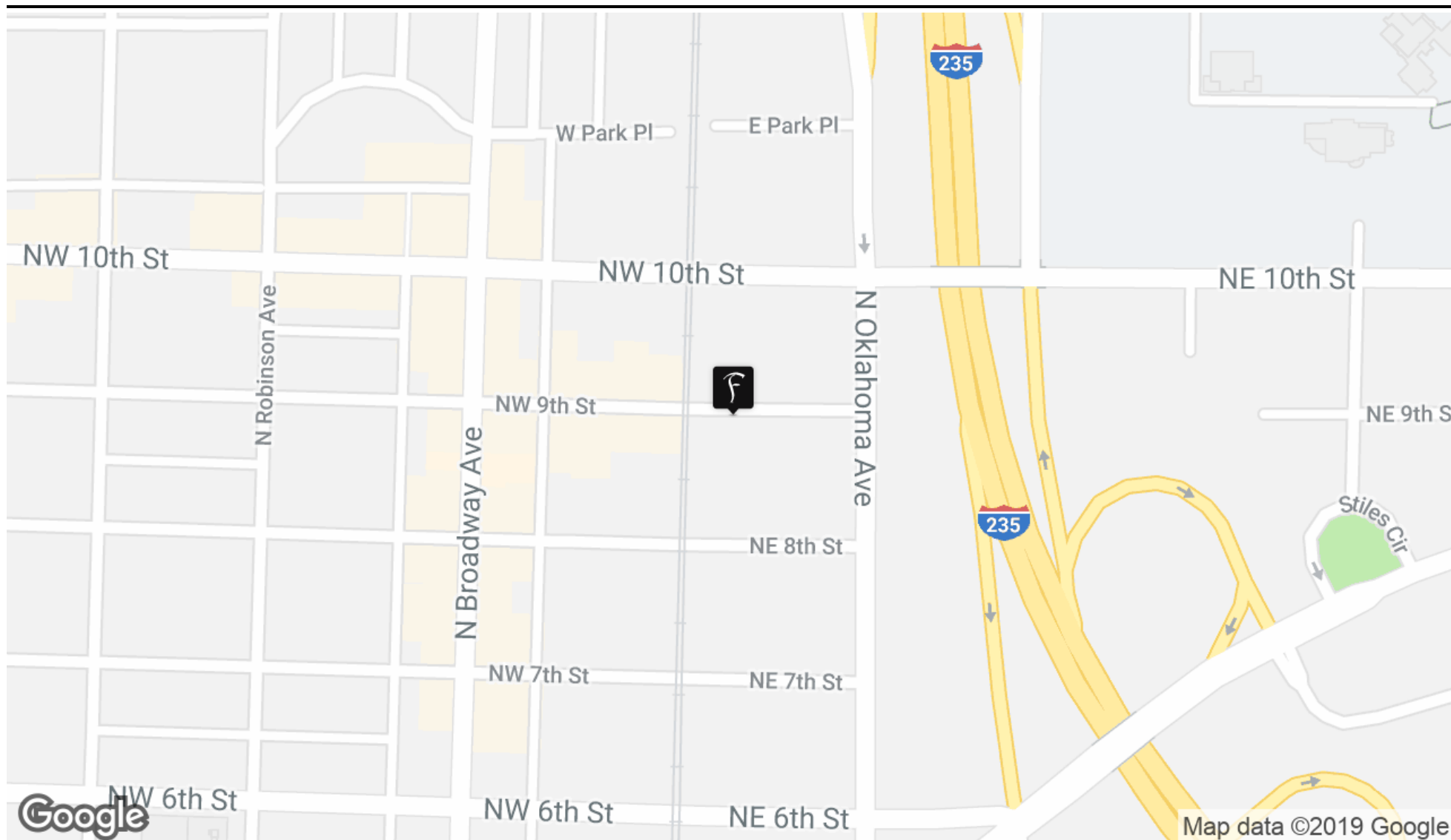
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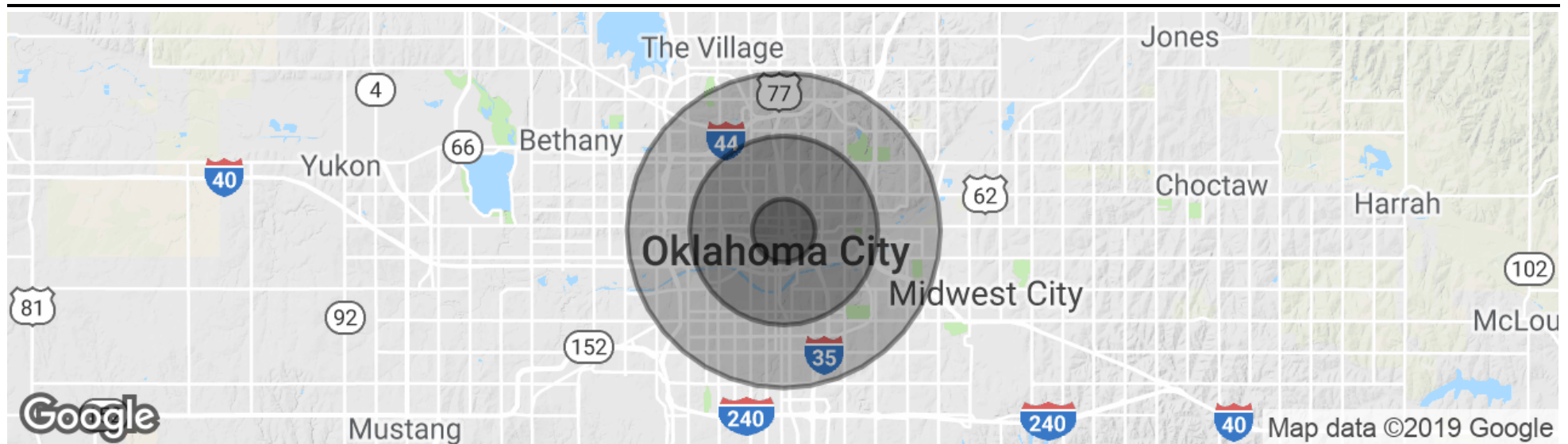
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,470	67,294	188,004
Median age	35.4	33.7	33.5
Median age (Male)	35.6	33.8	33.0
Median age (Female)	33.7	33.8	33.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,710	27,133	73,723
# of persons per HH	2.0	2.5	2.6
Average HH income	\$56,804	\$43,779	\$44,741
Average house value	\$445,606	\$167,260	\$137,216

* Demographic data derived from 2010 US Census

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