

## 1137 E HEFNER RD

## OKLAHOMA CITY, OK 73131



### OFFERING SUMMARY

<b>Lease Rate:</b>	\$12.50 SF/yr (NNN)
<b>For Sale:</b>	Negotiable
<b>Tenant Improvement Allowance:</b>	\$20 /SF
<b>Available SF:</b>	28,445 SF
<b>Included mezzanine SF:</b>	2,909 SF
<b>Lot Size:</b>	1.52 AC

### PROPERTY DESCRIPTION

Property available for lease near NE Kelley and E Hefner Road. Great opportunity for a sports/entertainment use in North OKC. Close proximity to Broadway Extension with easy access to downtown OKC, Edmond, and much more.

### PROPERTY HIGHLIGHTS

- Building shell Built in 2020. Renovated in 2024
- Ceiling Height: 21' - 25'
- Zoning: PUD-1443 / Allows for community commercial use.

### LOCATION DESCRIPTION

Located near N Kelley Avenue and E Hefner Road. Close proximity to Oklahoma City Sports Center, Dance Unlimited, and the Academy of Classical Christian Studies.

#### JACOB SIMON

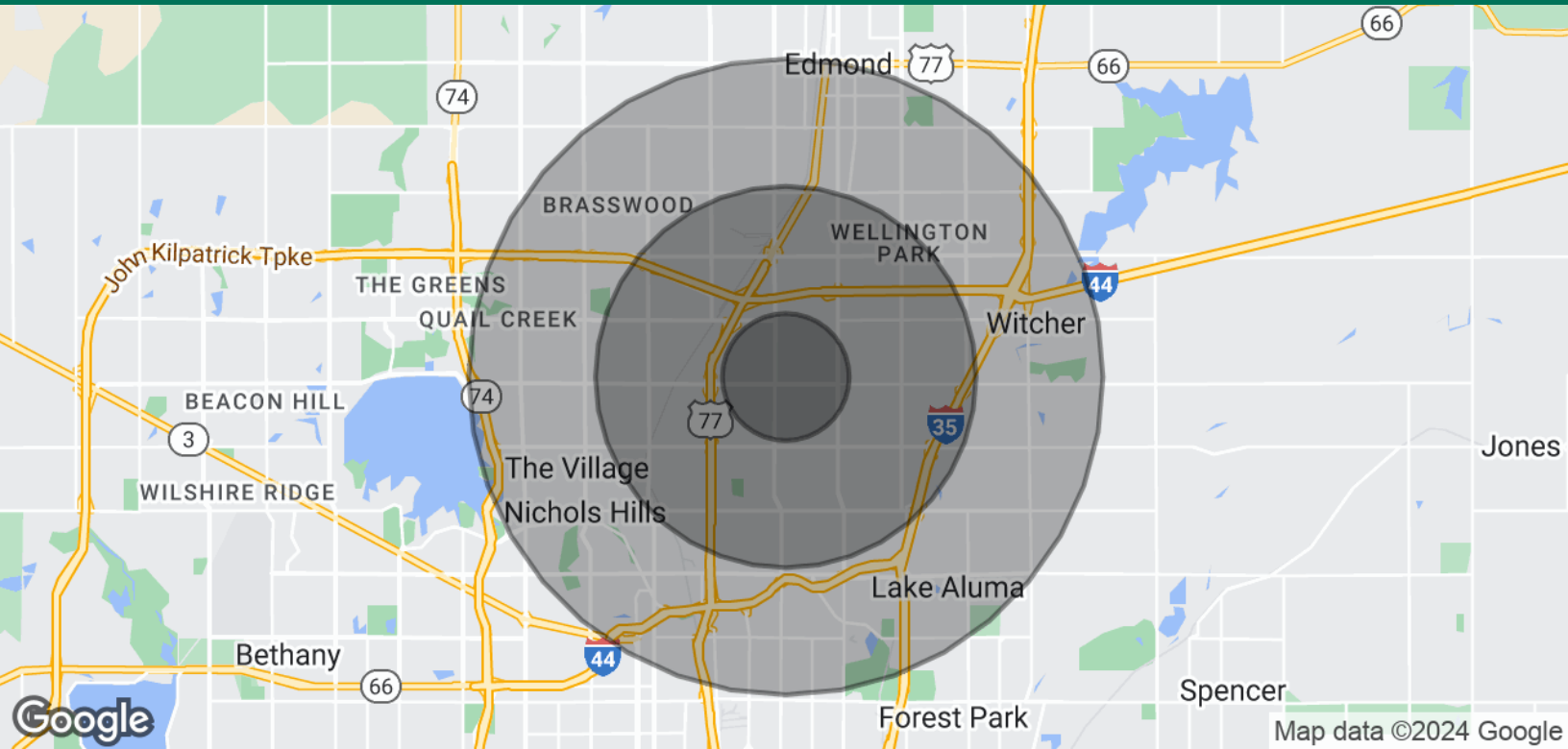
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,887	36,538	132,765
Average Age	39.2	33.4	36.9
Average Age (Male)	33.1	31.3	35.1
Average Age (Female)	44.5	35.2	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,065	16,760	63,581
# of Persons per HH	1.8	2.2	2.1
Average HH Income	\$56,532	\$59,944	\$83,601
Average House Value	\$111,031	\$152,024	\$207,032

\* Demographic data derived from 2020 ACS - US Census

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