

WILSON PHARMACY/LIBERTY TAX SERVICE BLDG

911 S AIR DEPOT BLVD, OKC, OK 73110



PROPERTY DESCRIPTION

The Liberty Tax space is currently available for lease. It is approximately 1,527 square feet and located next to Wilson Pharmacy. Great opportunity for another tax service, insurance group, chiropractor, or other medical/type use looking to have great visibility from this highly trafficked area. Street Pylon signage available.

PROPERTY HIGHLIGHTS

- Close proximity to Tinker Air Force Base
- Great frontage of Air Depot Boulevard
- 24,000 cars per day

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Available SF:	1,527 SF
Lot Size:	33,164 SF
Building Size:	5,050 SF

TRAFFIC COUNT

S Air Depot Blvd	north	24,320
S Air Depot Blvd	south	23,486

JACOB SIMON

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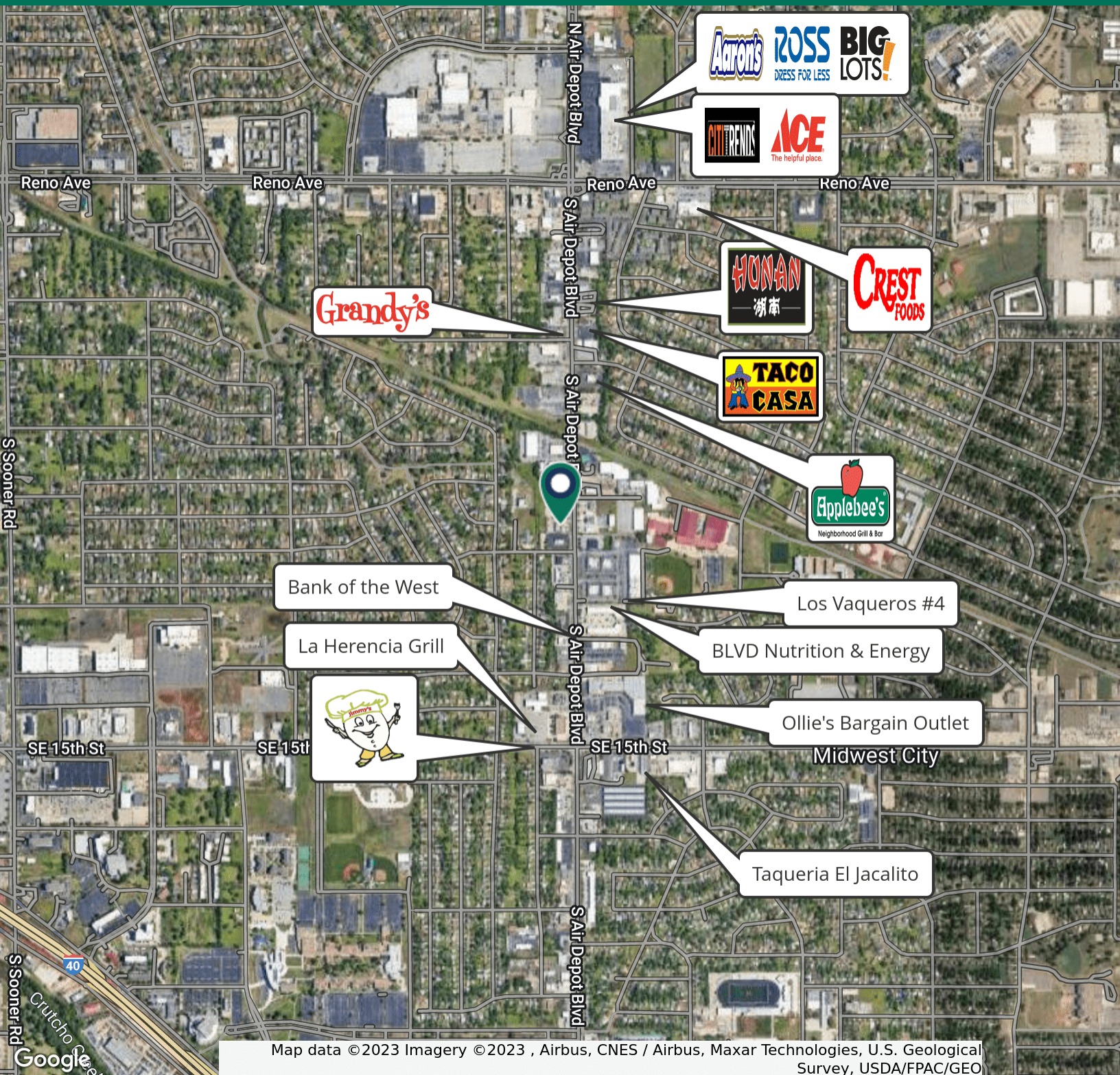
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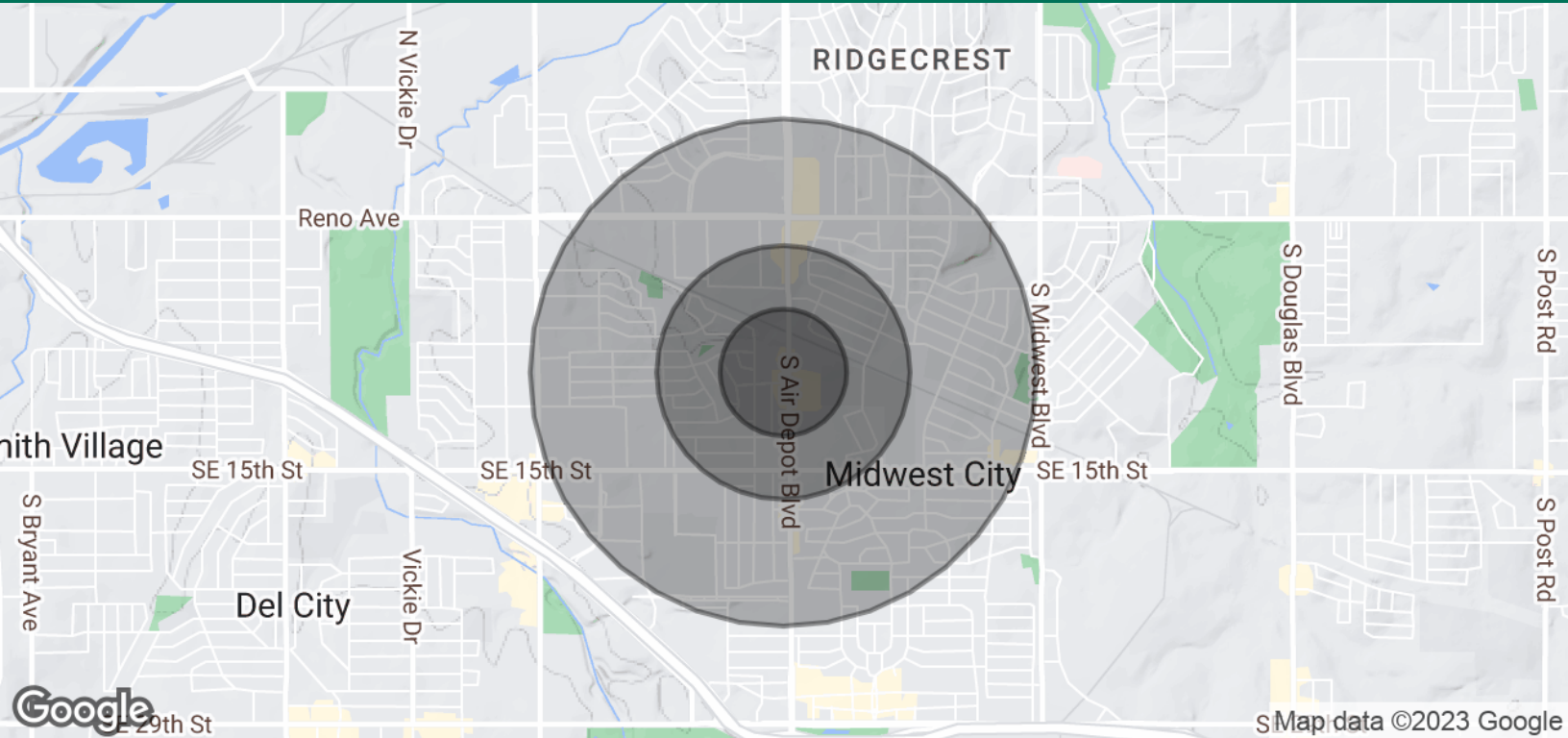
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	640	3,104	12,733
Average Age	36.8	36.7	37.5
Average Age (Male)	37.2	39.2	41.2
Average Age (Female)	36.9	35.3	35.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	250	1,308	5,698
# of Persons per HH	2.6	2.4	2.2
Average HH Income	\$47,742	\$47,083	\$51,713
Average House Value	\$76,951	\$85,032	\$96,661

* Demographic data derived from 2020 ACS - US Census

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