

Lease Price: \$2,500/Month/NNN



1600 Linwood Boulevard

Oklahoma City, Oklahoma 73106

PROPERTY HIGHLIGHTS

- **5,540 SF Available For Lease**
- Free Standing Building
- White Box Condition
- Additional Parking Can be Made Available
- Overhead Door Can Be Added

LOCATION HIGHLIGHTS

- Located just West of Downtown OKC
- Located near Popular Edge Craft BBQ

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|----------|----------------------------|
| TOTAL SF | 5,540 SF on 0.26 Acres MOL |
| BUILT | 1929 / Renovated 2024 |
| ZONED | C-4 |

Amir Shams
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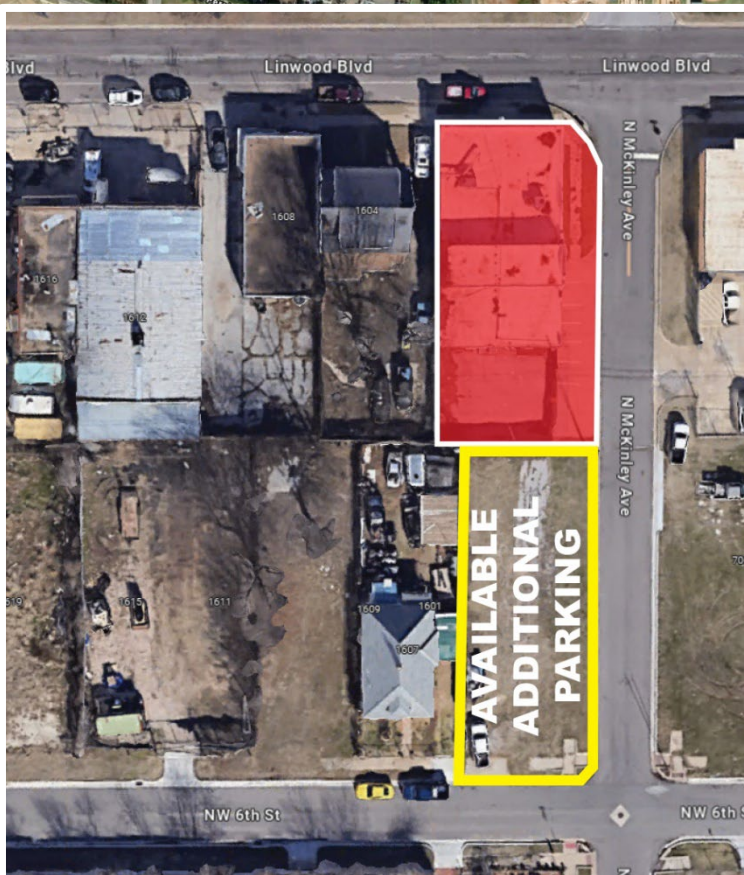
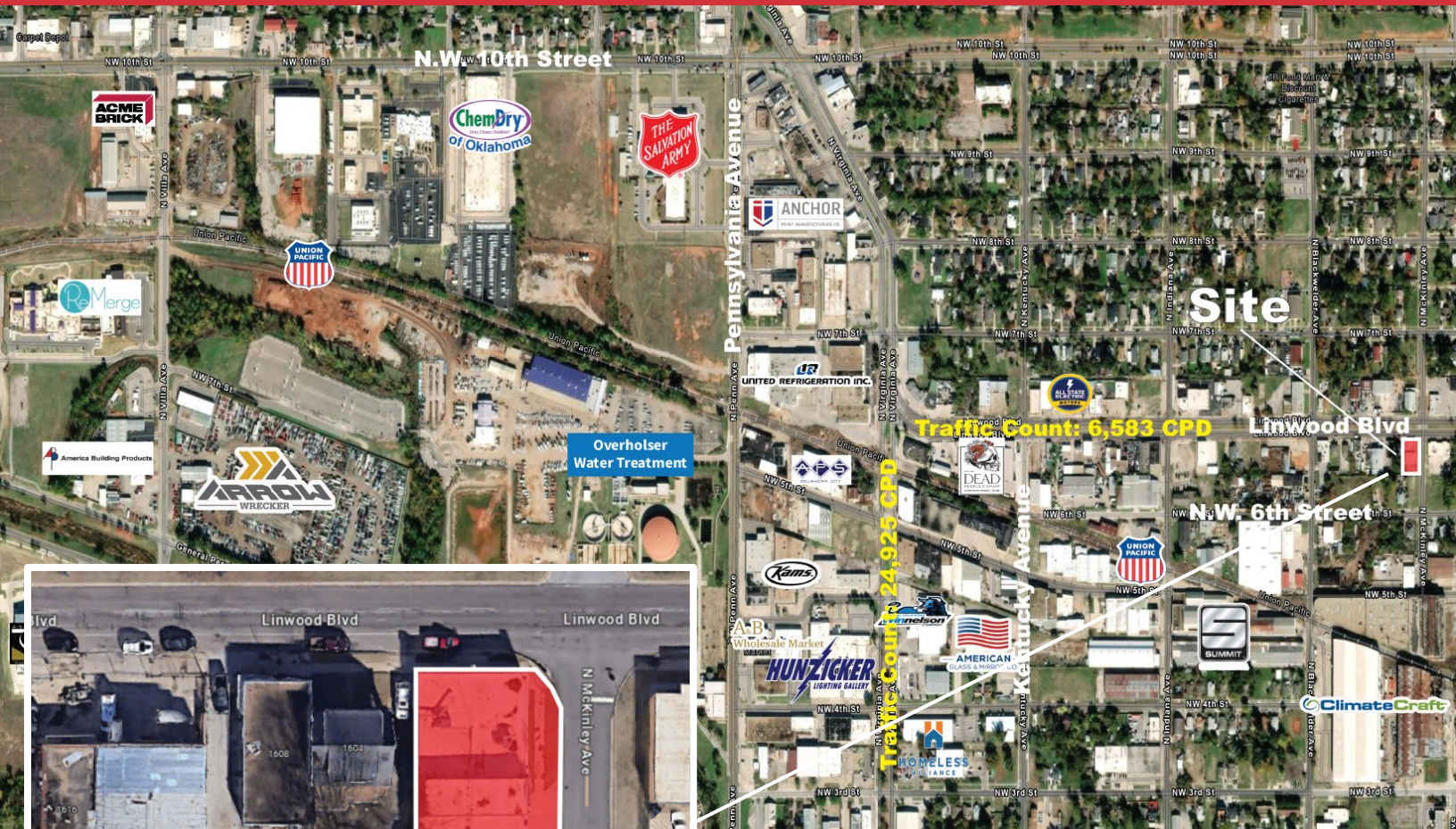
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|--------------------------|---------------------|----------------------|----------------------|
| Population | 1 Mile: 11,528 | 3 Miles: 87,954 | 5 Miles: 230,379 |
| Average Household Income | 1 Mile: \$74,317 | 3 Miles: \$66,770 | 5 Miles: \$61,319 |
| Total Households | 1 Mile: 4,780 | 3 Miles: 38,126 | 5 Miles: 93,934 |

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