



13801 N. Western Avenue
Oklahoma City, Oklahoma 73013

PROPERTY HIGHLIGHTS

- Recently Remodeled (2017)
- Co-Tenant: IBC Training Center
- Excellent Location for Retail Users
- Freestanding Strip Center
- Tenant Improvement Allowance Available
- Outstanding Visibility & Ample Parking



SUITES AVAILABLE

- Suite C: 1,350 SF
- Suite E: 1,350 SF

TOTAL SF	12,360 SF MOL
TOTAL VACANT SF	2,700 SF MOL
ZONING	C-3
BUILT	2005

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Amir Shams

Cell: 1 405 313 0333

amir@naisullivangroup.com

4045 N.W. 64th Street, Suite 340

Oklahoma City, Oklahoma 73116

Office: 1 405 840 0600

Fax: 1 405 840 0610

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LOCATION HIGHLIGHTS

- Located at a Busy Intersection
- Close to Kilpatrick Turnpike
- High Traffic & Dense Population

DEMOGRAPHICS

Population		
1 Mile: 4,687	3 Mile: 74,335	5 Mile: 168,438
Average Household Income		
1 Mile: \$75,521	3 Mile: \$58,093	5 Mile: \$63,005
Total Households		
1 Mile: 1,900	3 Mile: 32,487	5 Mile: 71,030



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