

For Lease Multi-Tenant Office / Warehouse

Cimarron Square

403 W 2nd Avenue Owasso, OK 74055



Property Features

- Zoned IL
- Pylon Signage Available
- Glass Storefronts
- Within 1 Mile of Highway 169
- Close Proximity to High Traffic Retail
- Ideal for Existing or Startup Businesses
- Nice Interior Finish
- 160' of Frontage on 76th Street North / West 2nd Avenue
- Traffic Count on 76th Street North / West 2nd Avenue: 15,727 vpd ('20)



Call Shawna Hale, CCIM, or John Watchous at **918.935.2010**

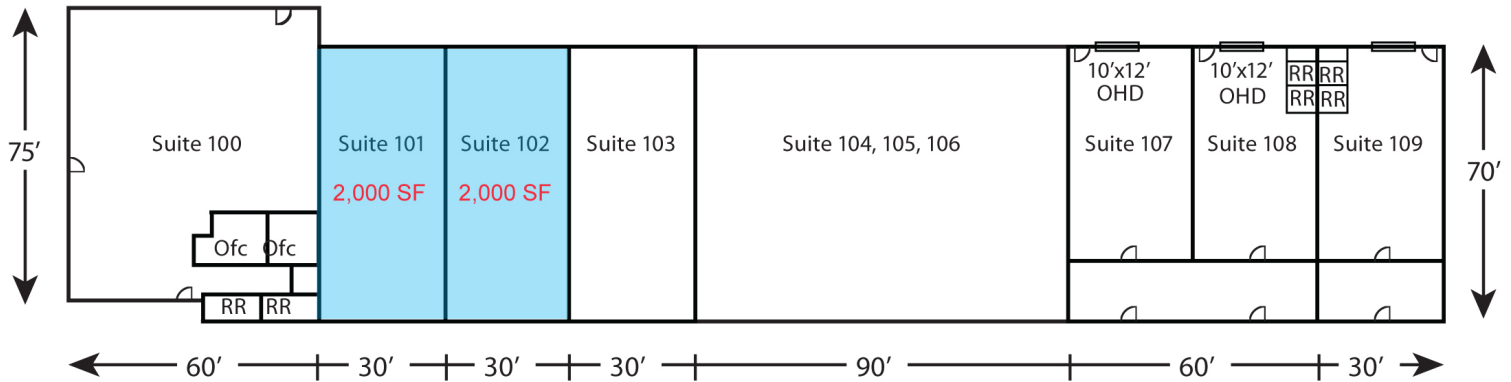
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Available ±4,000 SF Total (Max Contiguous)

Suite 101

- 2,000 ± SF

Suite 102

- 2,000 ± SF

Demographics

2020	1 Mile	3 Miles	5 Miles
Population	3,509	28,228	45,201
Average HH Income	\$67,387	\$88,962	\$92,186
Daytime Population	2,620	14,040	20,843
Business Count	266	1,103	1,546



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