



## Rockglen Center 1500-1524 N. Rockwell Avenue

Oklahoma City, Oklahoma 73127

### PROPERTY HIGHLIGHTS

- Good Visibility with Free Parking on 2.12 Acres MOL
- New Roof-2020
- New A/C Climate Control-2020
- Includes 5,900 SF Warehouse For Lease
- Well Lite Parking Lot
- Canopy Walkway Finished
- Underground Utilities



TOTAL SF	25,308 SF
YEAR BUILT / RENOVATED	1969
ZONED	C-3

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## LOCATION HIGHLIGHTS

- Easy Access to I-40
- Frontage: 318' on Rockwell Avenue
- High Traffic Retail Area

Population	1 Mile: 15,332	3 Miles: 71,033	5 Miles: 169,784
Average Household Income	1 Mile: \$52,096	3 Miles: \$54,074	5 Miles: \$63,486
Total Households	1 Mile: 6,257	3 Miles: 28,694	5 Miles: 67,783

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## EXECUTIVE SUMMARY

Rockglen Center is 25,000 square feet of mature, and updated easy to find and navigate property in western Oklahoma City and Oklahoma County.

Rockglen was originally built in 1971, but has gone through re-development two or three times to bring in the latest and up to date comfort systems as well as parking lot lighting and family friendly access and covered walk way access just out the door.

The center includes a family church, with spacious free parking along with safe access to Rockwell at all times. You may enjoy the Dance Academy, the Barber shop the worldwide foods and The Well Club which has been in business for decades as a neighborhood and friendly tavern. There is also a Cannabis Dispensary for your pleasure as well.

Rockglen in a great place to stop off on the way home and is close to I-40 and West Reno as well as Western Oaks and the Outlet mall just a couple of miles away.

### Rockglen Center

Lease Term	Suite	Business	Sq. Ft.	Rent/Monthly	
2 Years	1500	Dance Academy	3,600	\$ 1,500.00	
5 Years	1502-1504	Well Club	2,800	\$ 2,100.00	
7 Years	1506	Barber Shop	1,400	\$ 700.00	
7 Years	1508-1510	Quality Foods	2,340	\$ 925.00	
1 Year	1512	Dispensary	1,200	\$ 1,500.00	
	1514	Vacant	1,200	\$ 1,200.00	
	1516	The Door, Church	3,800	\$ 1,200.00	
2 Years	1522	Kindgom Love Outreach	4,000	\$ 2,000.00	
	1526	Warehouse (personal use)	4,680	\$ 3,000.00	
<b>Total</b>			<b>25,020</b>	<b>\$ 14,125.00</b>	
				<b>\$ 169,500.00</b>	<b>Yearly</b>

### Accounts Payable

ONG	\$ 300.00
OG&E	\$ 300.00
Water	\$ 300.00
Trash	\$ 141.00
Insurance	\$ 600.00
Property Tax	\$ 600.00
	<b>\$ 2,241.00</b>
	<b>\$ 26,892.00</b>
	<b>Yearly</b>

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