

OFFICE BUILDING FOR SALE OR LEASE

4848 SW 36TH STREET OKLAHOMA CITY, OK 73179



PROPERTY DESCRIPTION

A very nice single story office building formerly utilized as the offices for a grower facility. The building is in good condition but will need paint and carpet. HVAC is nine package units. ADA restrooms are in place.

- Generac natural gas fired auxiliary power generator
- 43 parking spots with 4 additional handicap spots
- HVAC: 9 package units
- 8' ceilings
- 5 minutes from Will Rogers World Airport
- In-ground storm shelter
- Interior is ready for new paint and new carpet (current carpet has been removed)

OFFERING SUMMARY

Sale Price:	\$775,000
Lease Rate:	\$5,500 / month NNN
Available SF:	±6,780 SF
Building Size:	±6,780 SF
Lot Size:	0.68 Acres
Year Built:	2005
Zoning:	I-2
Cross Streets:	SW 36th and Meridian

CORDELL C. BROWN, CCIM, CIPS

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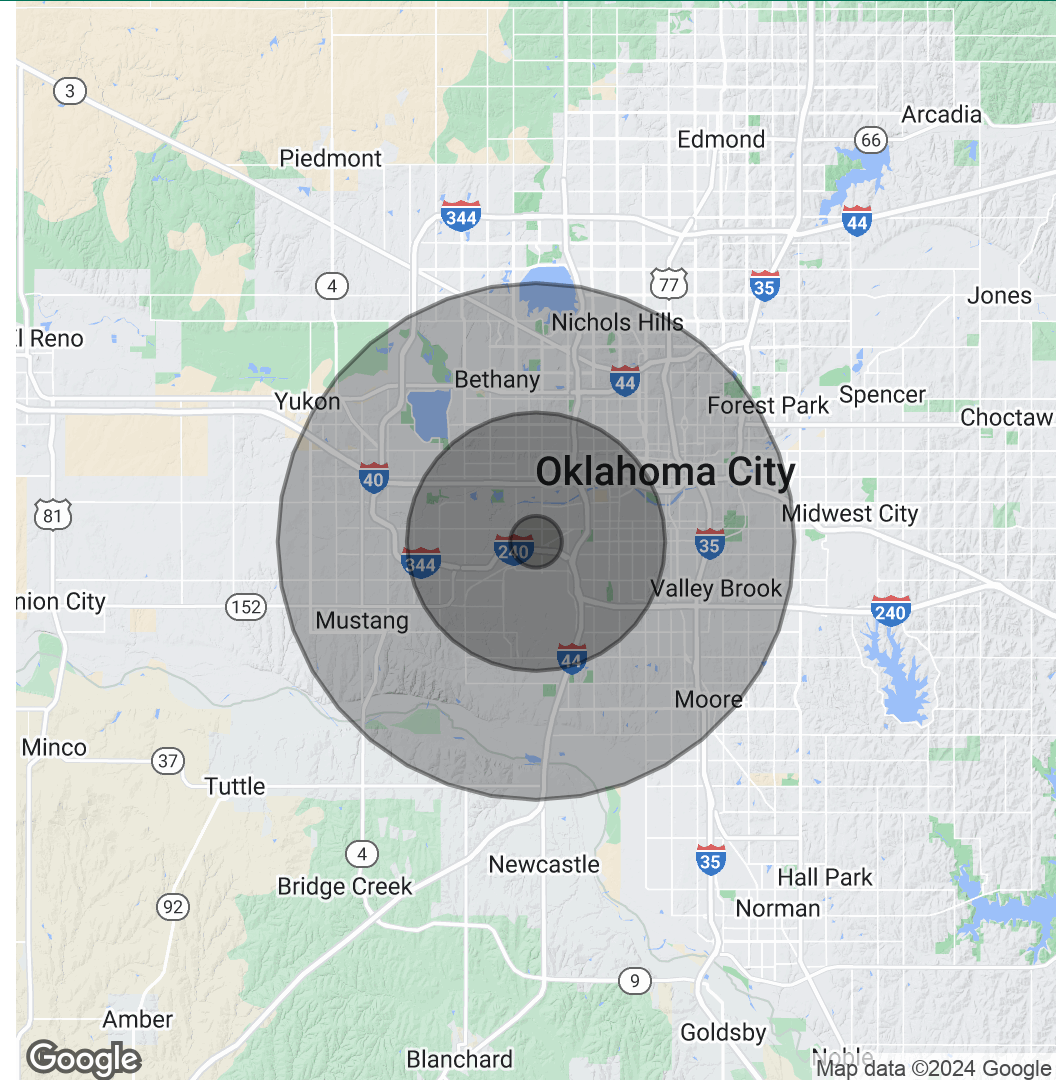
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,442	140,412	539,992
Average Age	36.2	31.6	34.3
Average Age (Male)	34.7	30.9	33.6
Average Age (Female)	39.1	32.6	35.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	926	52,328	211,871
# of Persons per HH	2.6	2.7	2.5
Average HH Income	\$38,133	\$41,940	\$55,354
Average House Value	\$52,486	\$90,415	\$145,476

2020 American Community Survey (ACS)

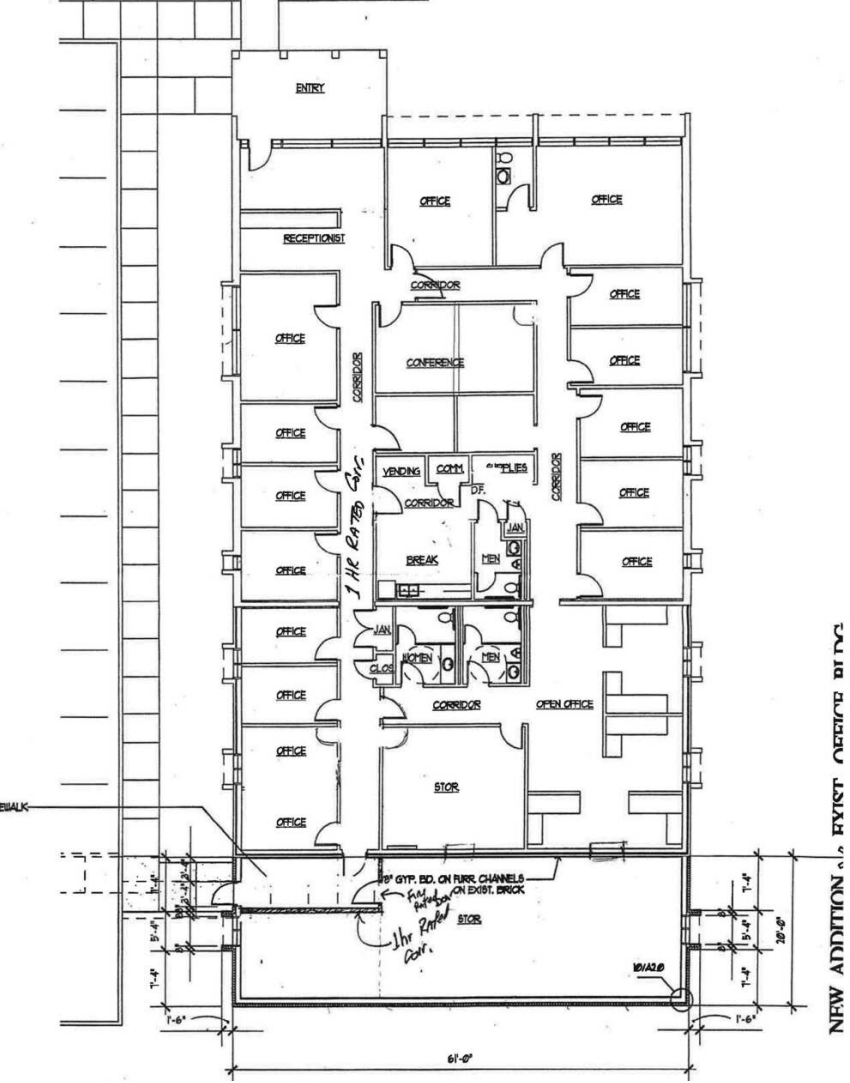
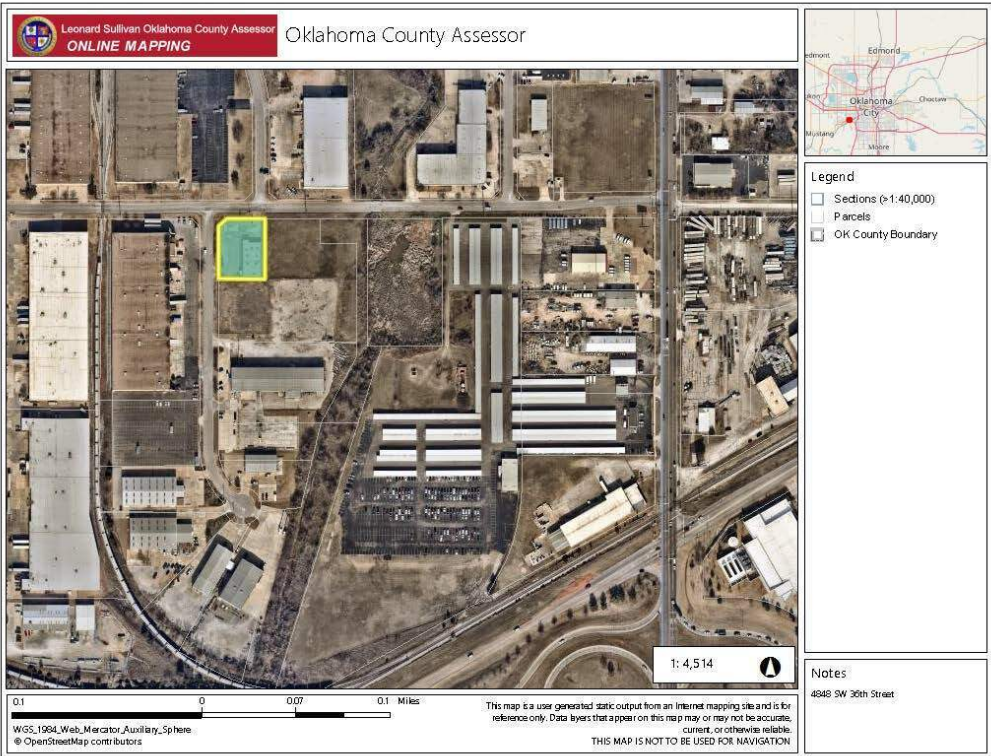
TRAFFIC COUNTS	CARS / DAY
Meridian Avenue	14,751
Newcastle Road	4,099



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