

FORMER FAMILY DOLLAR #33165 | DOLLAR TREE

309 EAST WANDA JACKSON BLVD, MAUD, OK 74854



PROPERTY HIGHLIGHTS

- Prime location in the heart of town
- Building is just two years old
- In excellent condition
- Ample Parking
- Pylon Sign available
- Asking \$8.00 psf Gross

OFFERING SUMMARY

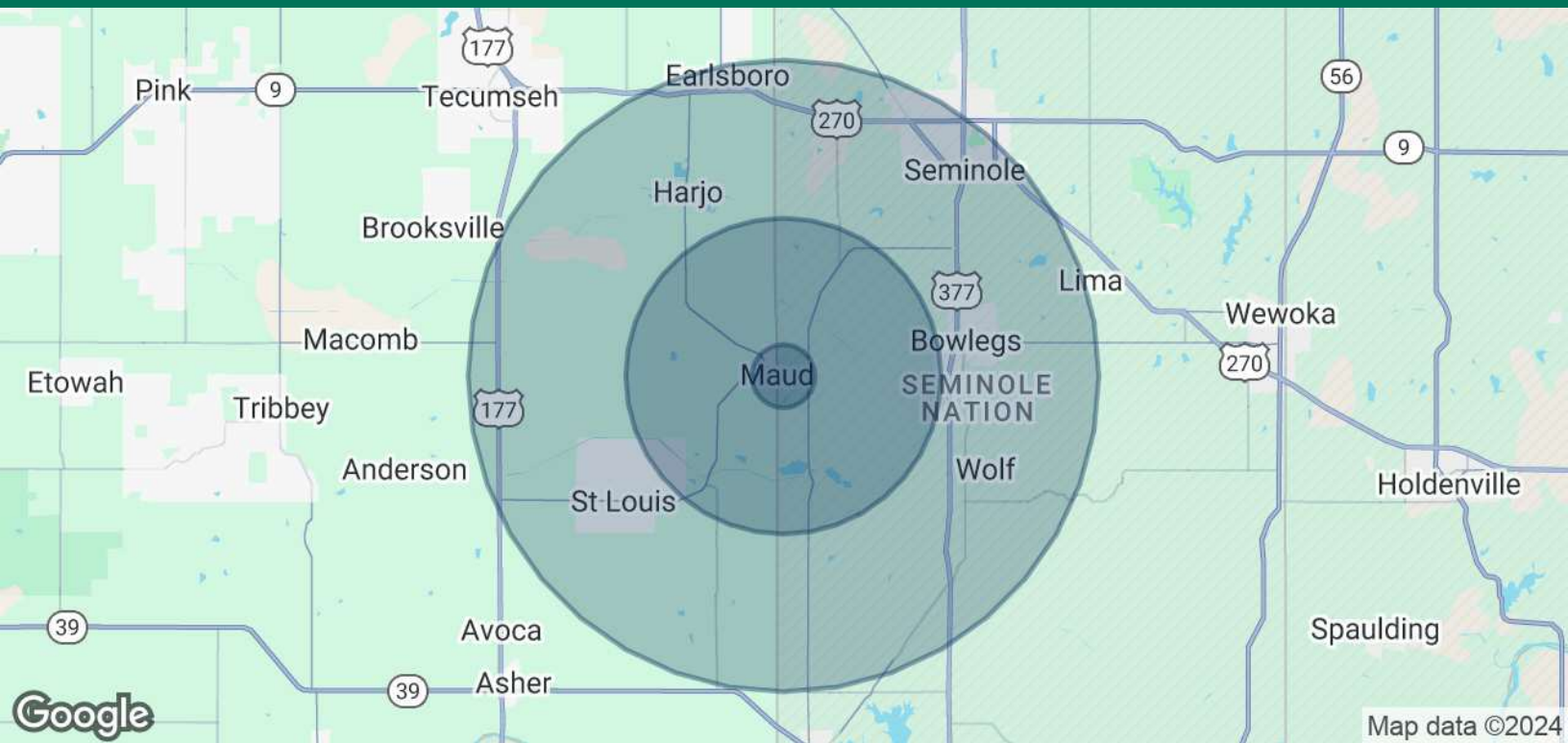
Lease Rate:	\$8.00 SF/yr (Gross)
Available SF:	10,531 SF
Building Size:	10,531 SF
Lease Expiration:	7/31/2032

EV ERNST

eernt@priceedwards.com

O: 405.843.7474

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	854	1,832	12,183
Average Age	40	41	40
Average Age (Male)	39	40	39
Average Age (Female)	41	42	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	306	685	4,719
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$62,803	\$68,450	\$63,049
Average House Value	\$119,857	\$146,370	\$153,949

Demographics data derived from AlphaMap

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