

HANGER CLINIC BUILDING

4207 W MEMORIAL RD, OKC, OK 73134



GEORGE WILLIAMS, CCIM
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Lease Rate
\$22.00 SF/yr (NNN)

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PROPERTY DESCRIPTION

Class A+ Medical facility available in northwest Oklahoma City.

PROPERTY HIGHLIGHTS

- 18,860 square foot Class A Medical facility
- Located on Kilpatrick Turnpike just west of Portland
- Tenant Improvements (build out) available
- Signage on building available

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	9,000 - 9,860 SF
Building Size:	18,860 SF
Lot Size:	1.68 acres
Year Built:	2015

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1st Floor - Floor Plan

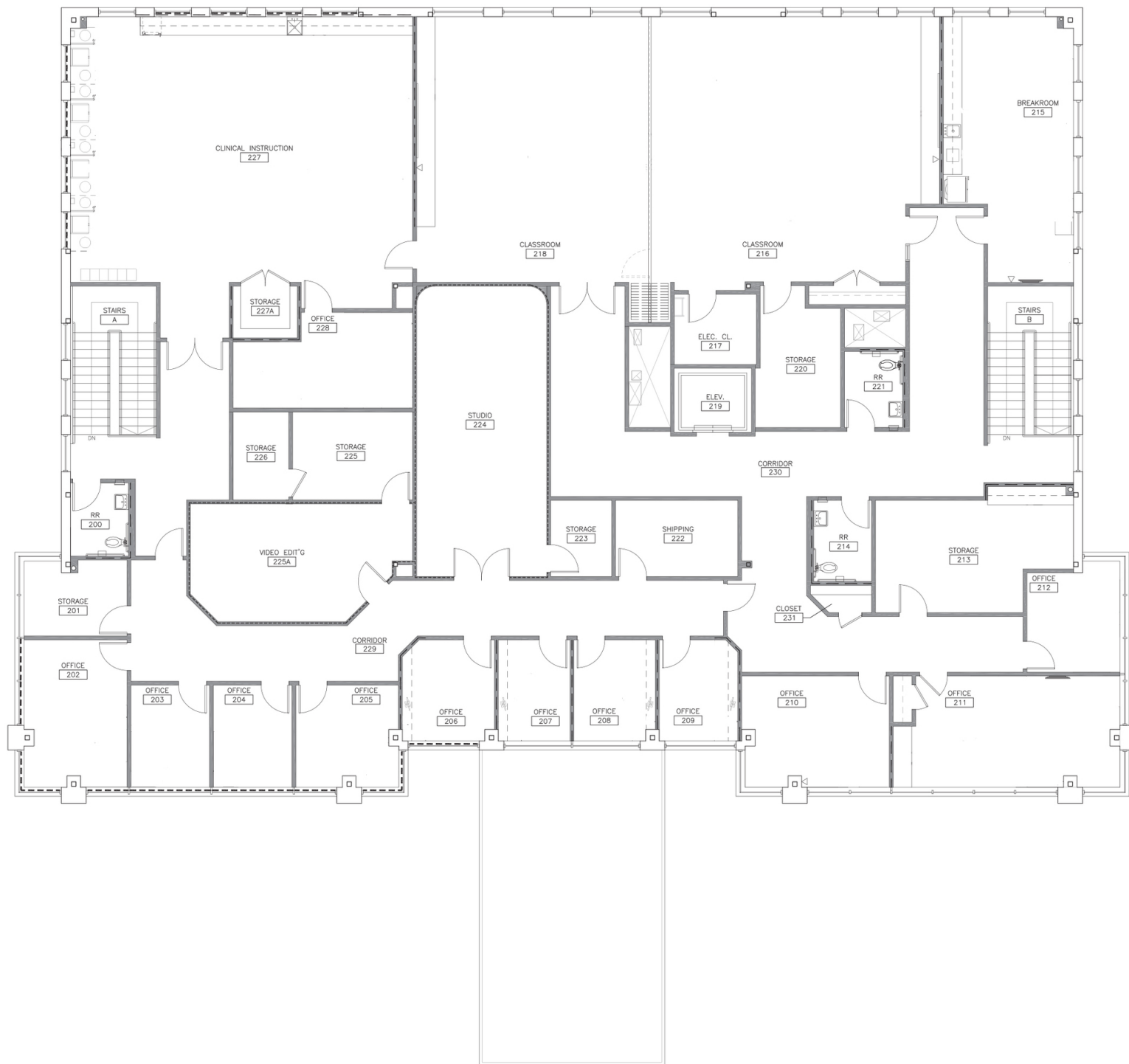
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2nd Floor - Floor Plan

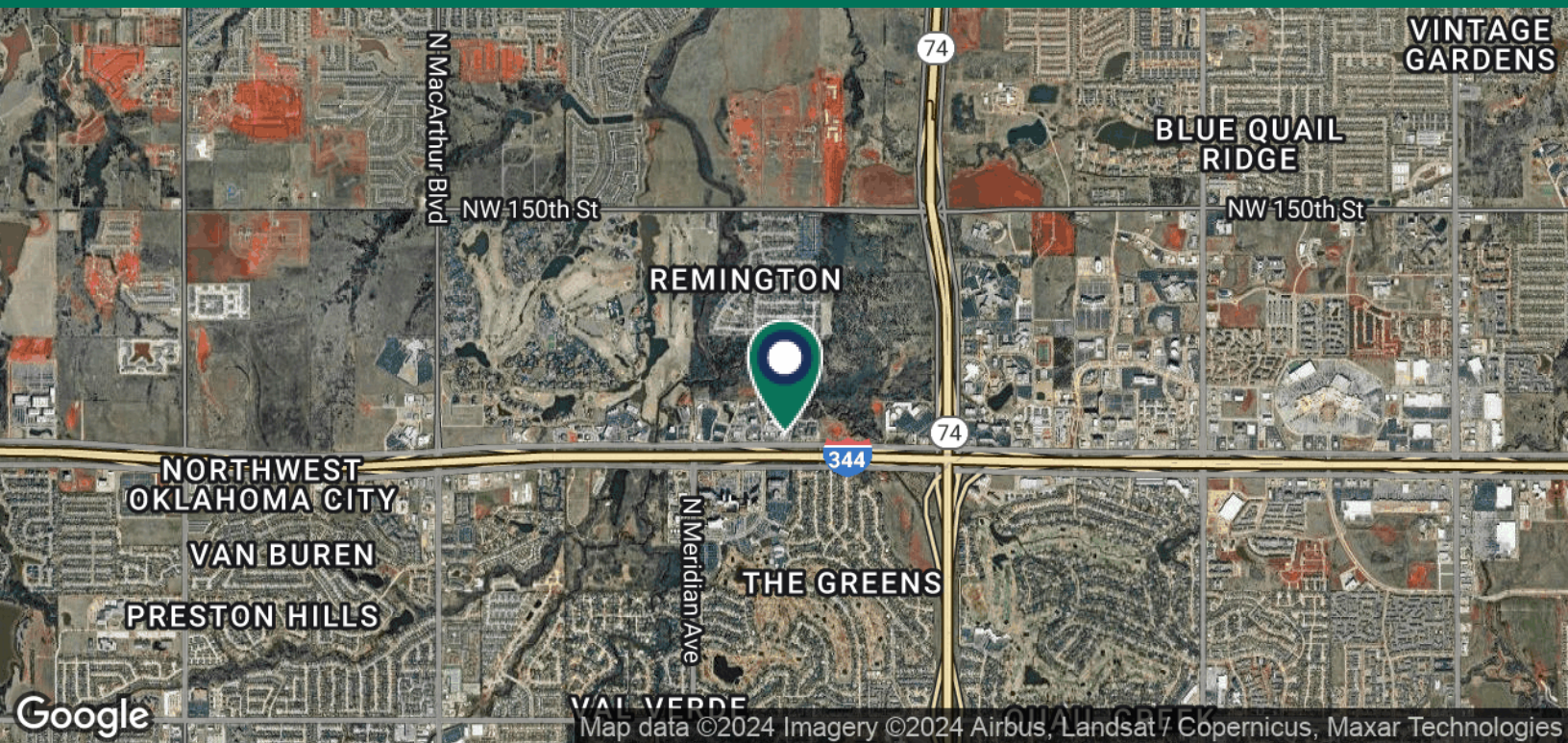
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,107	61,576	166,713
Average Age	50.3	37.0	37.1
Average Age (Male)	46.1	35.5	35.7
Average Age (Female)	49.1	38.3	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,586	29,775	74,991
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$131,615	\$85,575	\$87,100
Average House Value	\$364,554	\$207,937	\$204,266

* Demographic data derived from 2020 ACS - US Census

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