Executive Summary



Details

Sale Price:	$600,000
Lease Rate:	$10.50 SF/yr (NNN)
Available SF:	3,750 SF
Lot Size:	0.4 Acres
Building Size:	5,000 SF
Cross Streets:	SW 74th & S Walker Ave
Submarket:	South Oklahoma City

Highlights

- Sales Price: $600,000.00
- Lease Price: $10.50/NNN
- Building Size: 5,000 SF MOL
- Available: 3,750 SF
- Built in 1985
- 20 parking spaces (4:1000 SF)

Overview

7380 S Walker Avenue is a 5,000 SF wood-frame brick veneer metal roof building. The single span support trusses provide flexibility for single tenant use or multi-tenant use. Property includes separated utilities, entrances, and emergency exits. Includes 20 surface parking spaces, a Pylon sign and 107' of frontage on S. Walker Avenue.

Space

Suite 7382	$10.50 SF/yr	3,750 SF

Traffic Counts

S Walker Ave	north	13,595
S Walker Ave	south	12,573

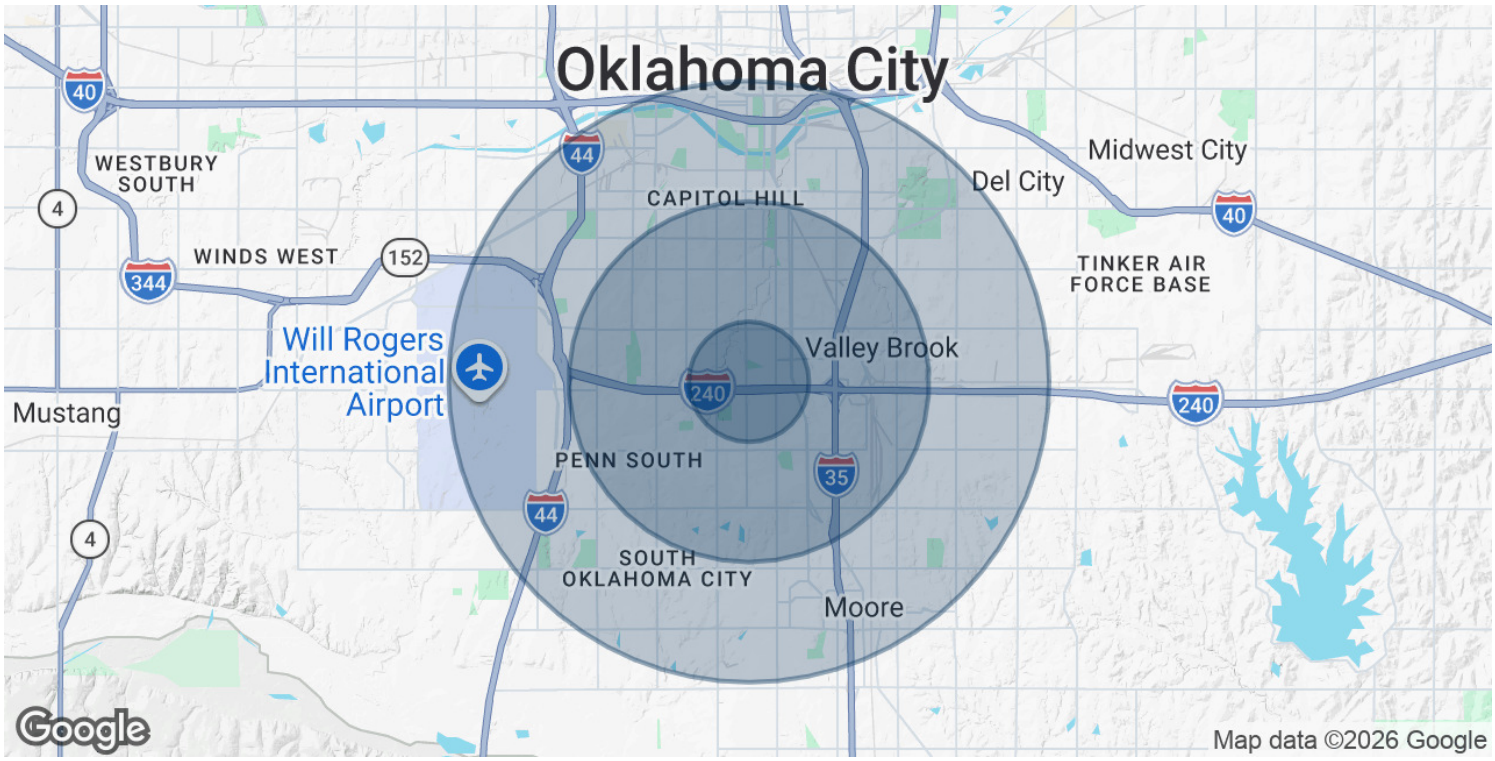
AARON DIEHL
405.651.3308
adiehl@creekpe.com

retailer aerial



AARON DIEHL
405.651.3308
adiehl@creekpe.com

Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	9,797	106,081	220,876
Average Age	33.5	33.2	34.2
Average Age (Male)	29.6	31.4	32.8
Average Age (Female)	35.5	34.3	35.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,881	39,896	83,029
# of Persons per HH	2.5	2.7	2.7
Average HH Income	$50,258	$62,158	$70,773
Average House Value	$143,803	$139,395	$162,199

2023 American Community Survey (ACS)

AARON DIEHL
405.651.3308
adiehl@creekpe.com