Executive Summary



Details

Sale Price:	$899,000
Lease Rate:	$16 SF/yr (NNN)
Available SF:	5,212 SF
Lot Size:	21,560 SF
Building Size:	5,212 SF

Highlights

- Great location
- Ample parking
- Turnkey healthcare
- Great signage and visibility

Overview

Introducing this prime purchase or leasing opportunity at 7304 Comanche Ave, Oklahoma City, OK. The property is just seconds from NW Expressway and MacArthur Boulevard, and just minutes from Lake Hefner Parkway. The surrounding area is dense with rooftops, along with thriving businesses of retail, shopping and dining. There is ample parking, and great signage that is visible from NW Expressway.

The property is perfect for an owner user or investor. It has a great floor plan set up for multiple healthcare uses, but easily can convert to general office. The property has large reception and waiting area, multiple exam rooms with sinks, employee break room, private office, multiple entrances and includes X-Ray area. The zoning is C-4, for General Business allowing for a multitude of uses and businesses. This property is a perfect fit for any growing business or healthcare professional seeking a prime location to grow and thrive.

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Additional Photos







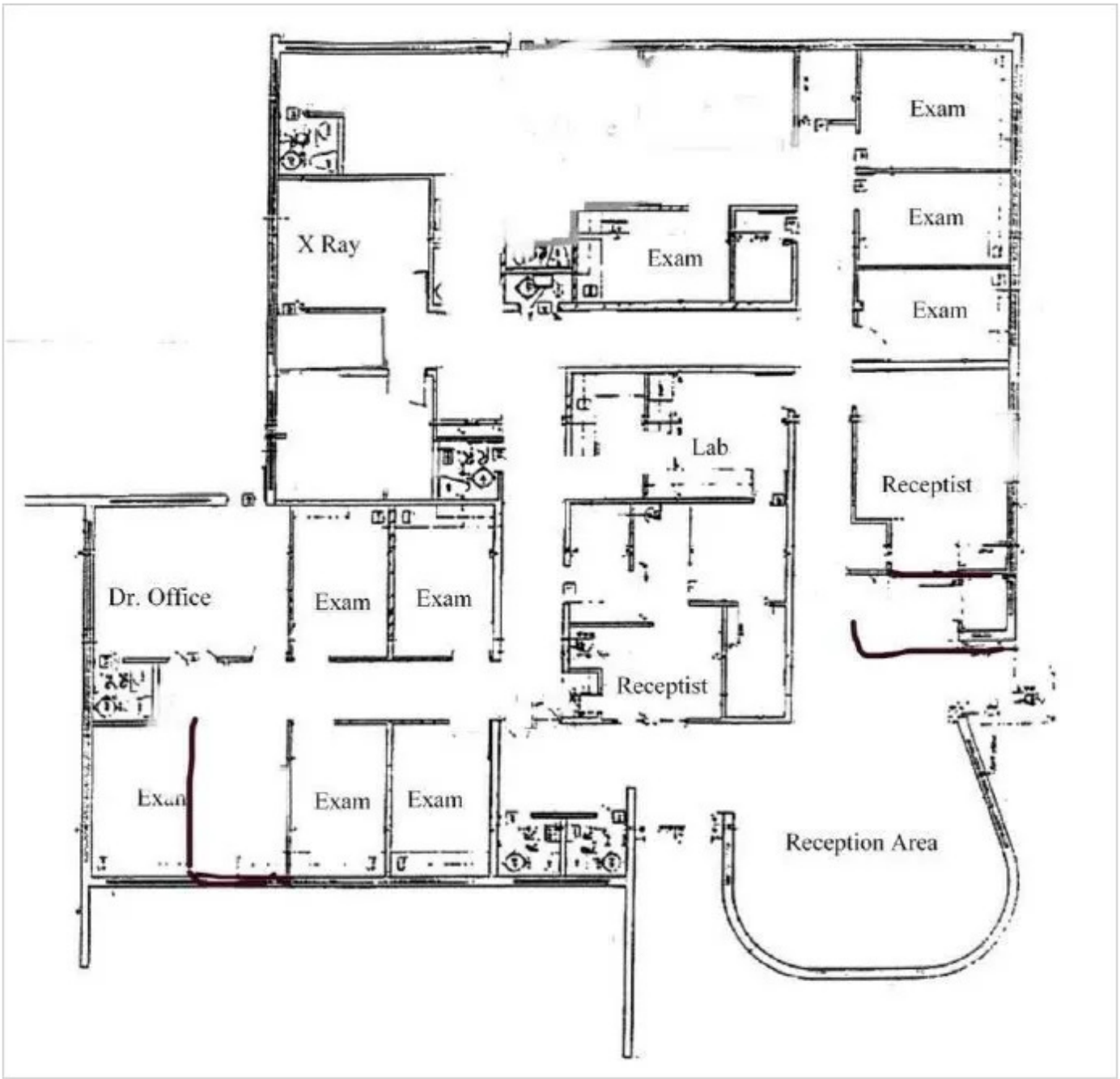


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Floor Plans

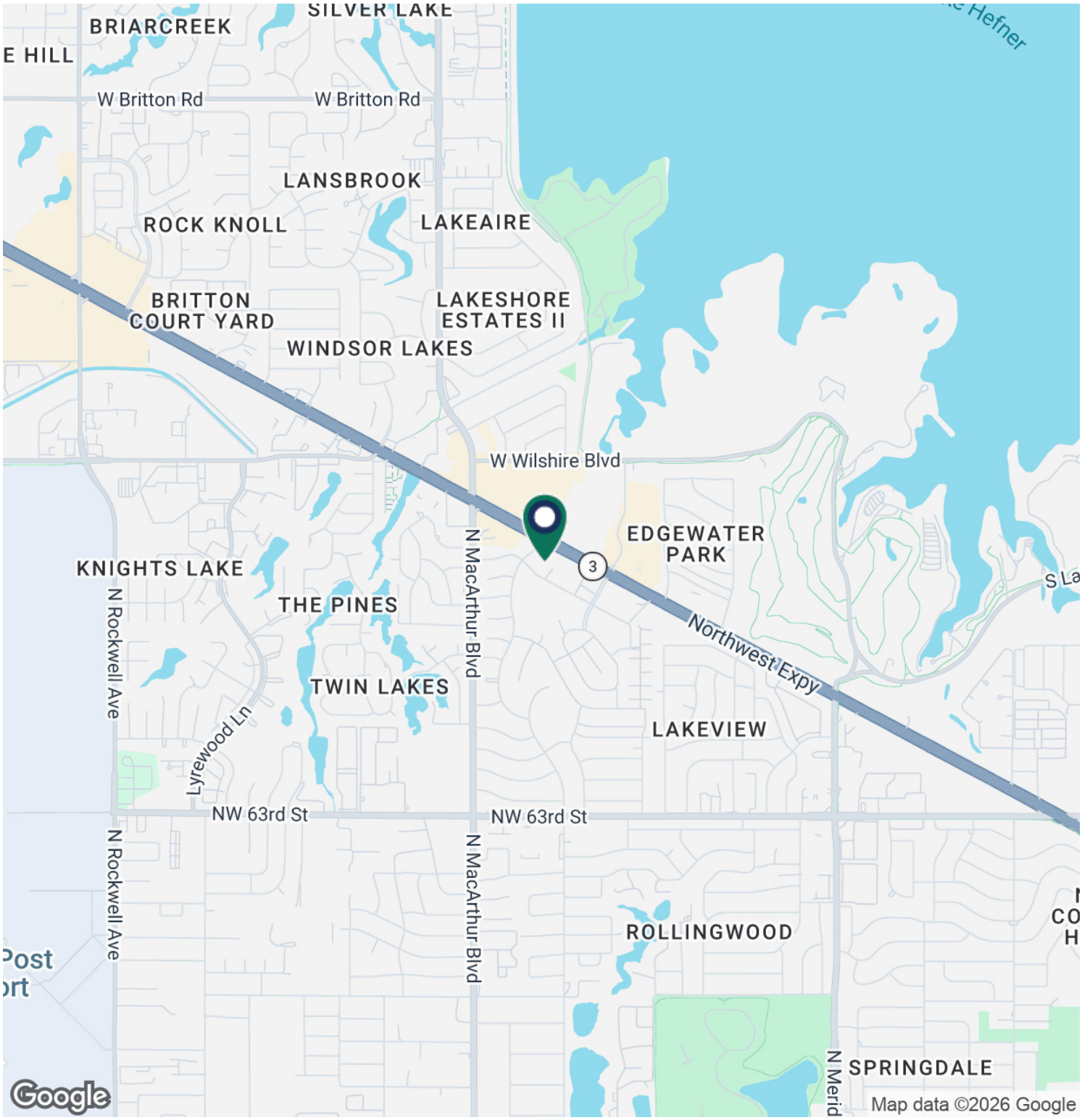
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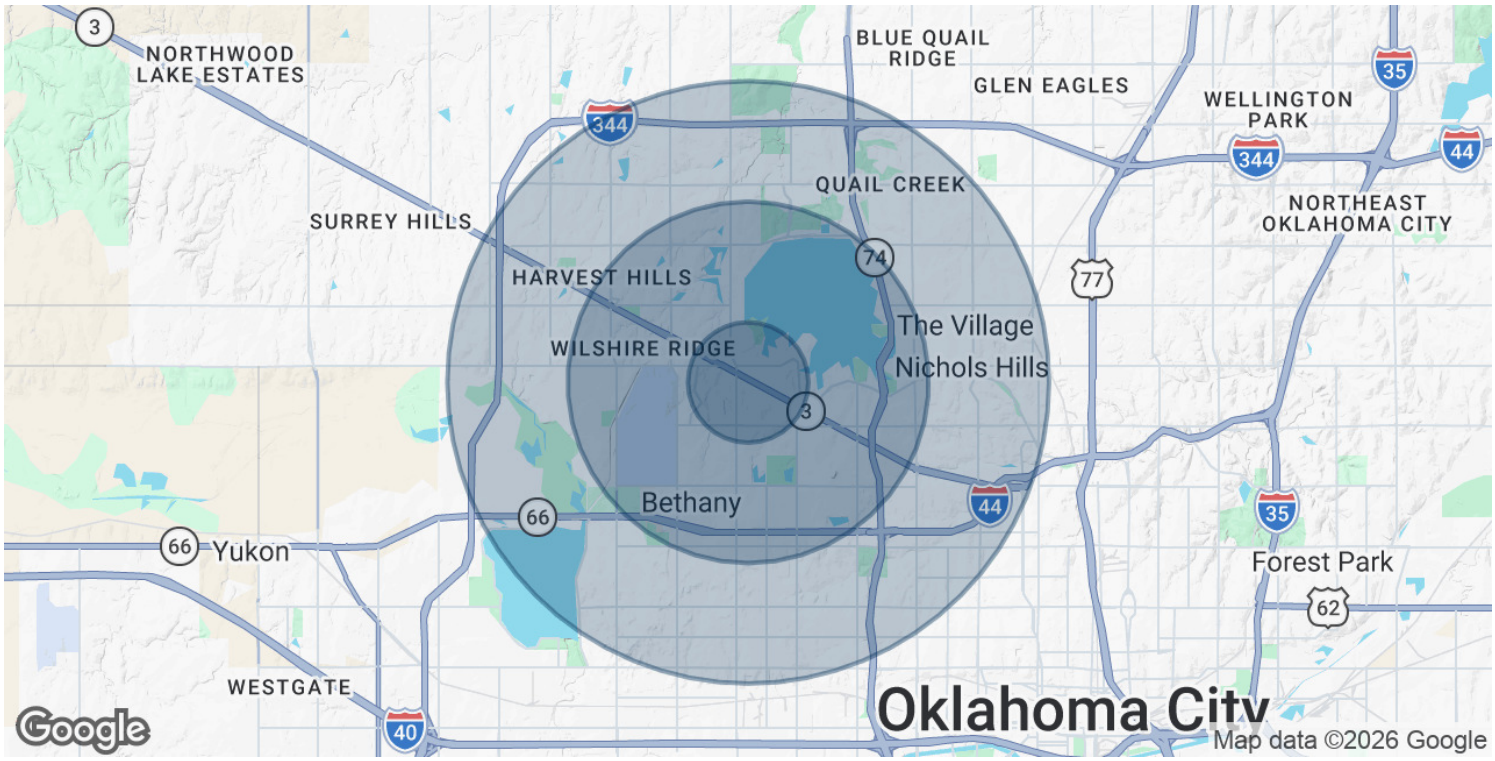
Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	11,803	76,693	223,196
Average Age	34.8	38.0	37.4
Average Age (Male)	33.5	36.8	36.9
Average Age (Female)	33.8	39.2	38.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,677	33,011	96,820
# of Persons per HH	2.5	2.3	2.3
Average HH Income	$79,342	$82,578	$90,400
Average House Value	$185,203	$213,646	$257,180

2023 American Community Survey (ACS)

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