Executive Summary



Details

Sale Price:	$1,440,000
Lease Rate:	$16 SF/yr (MG)
Available SF:	2,700 - 5,426 SF
Lot Size:	31,960 SF
Building Size:	8,530 SF

Overview

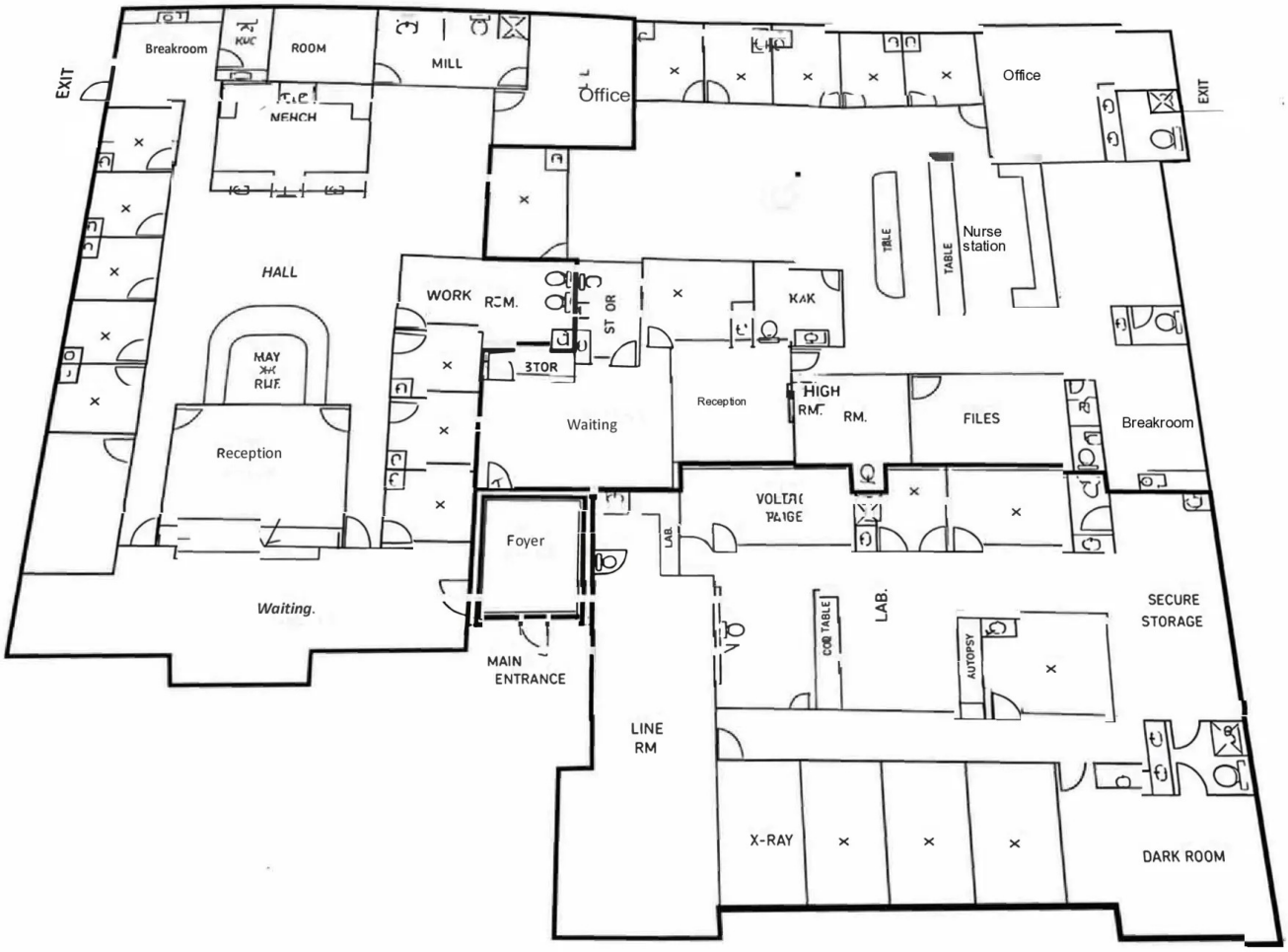
Introducing this prime purchase or leasing opportunity at 937 SW 89th in South Oklahoma City. The property has great frontage with high traffic counts, providing great visibility, and is just minutes away from I-44 and I-240. The surrounding area has dense rooftops, along with thriving businesses of retail, shopping and dining. The property boasts ample parking and great signage.

The property is perfect for an owner user or an investor. The property is 8,530sf total made up of 3 separate suites of almost all equal size. The two vacant suites are currently built out as medical and the remaining suite is occupied by a medical user on a long term lease. The current zoning is C-3 allowing for a number of uses. The property is a perfect fit for any growing business or healthcare professional seeking a prime location to grow and thrive.

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Floor Plans



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Additional Photos







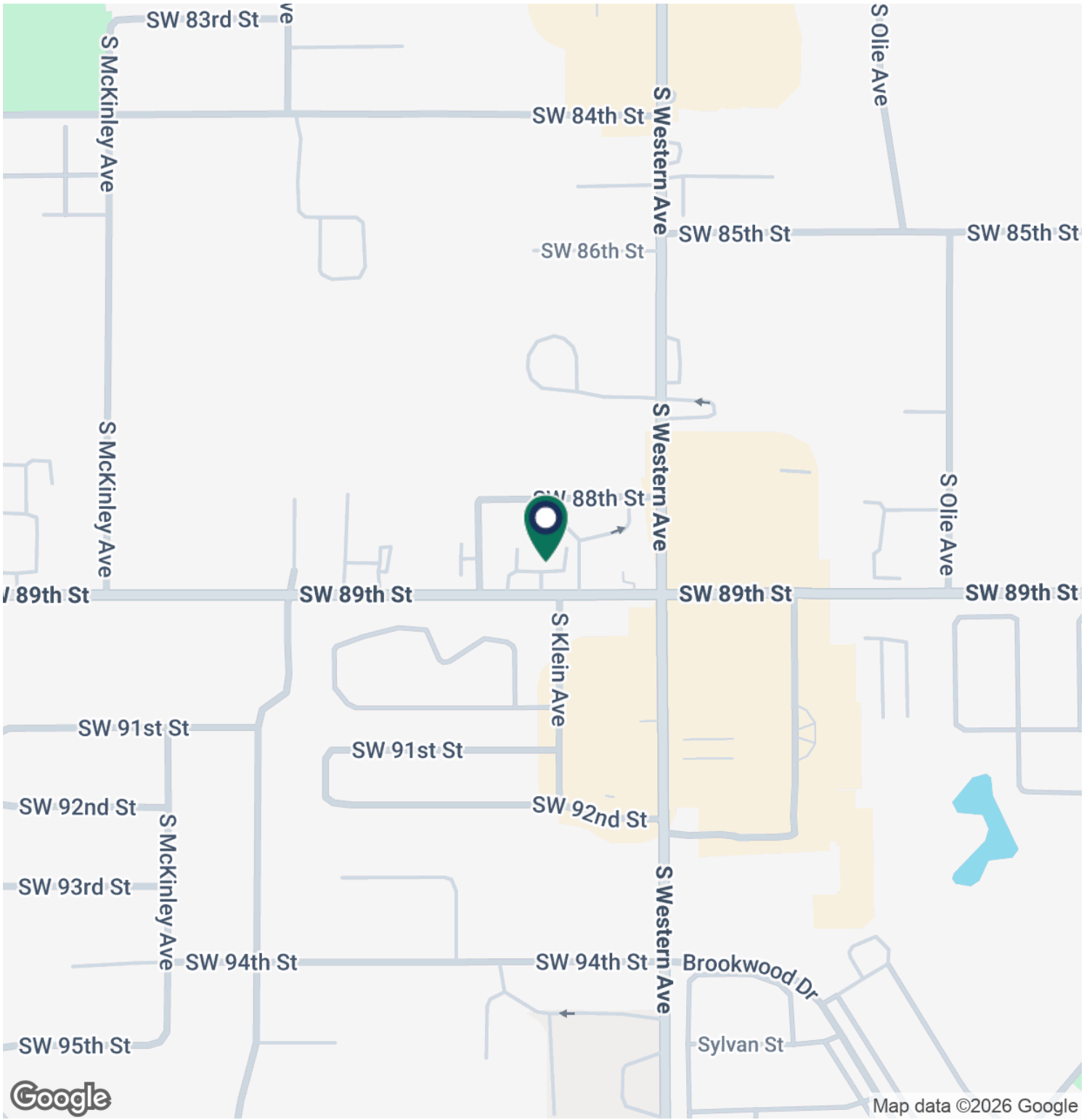




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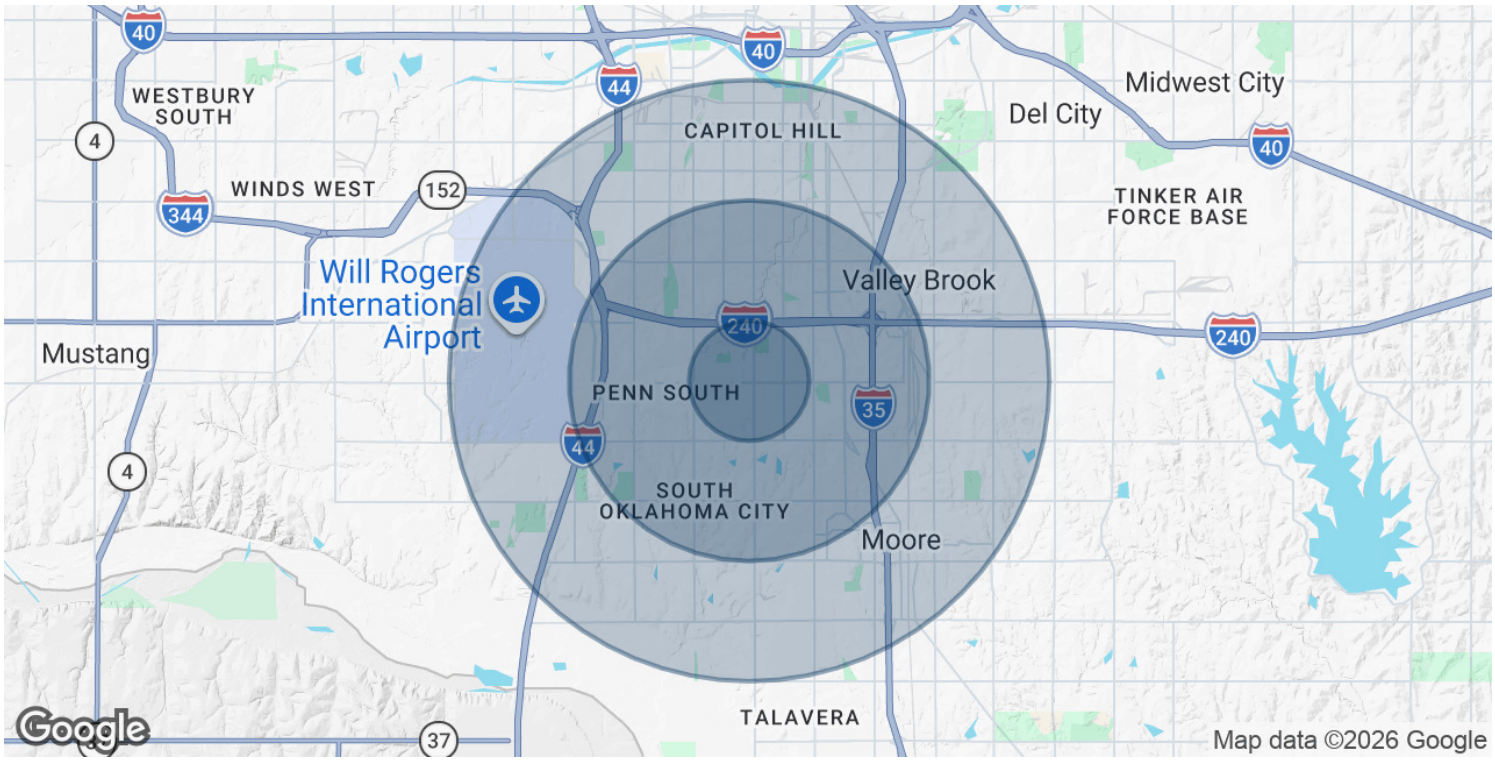
Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	12,567	105,906	214,933
Average Age	36.7	36.2	34.7
Average Age (Male)	30.8	33.7	33.3
Average Age (Female)	39.8	37.8	35.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,523	42,183	81,224
# of Persons per HH	2.3	2.5	2.6
Average HH Income	$63,833	$72,232	$74,349
Average House Value	$179,947	$181,894	$172,813

2023 American Community Survey (ACS)

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