

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	4,900 SF
Available SF:	4,900 SF
Lot Size:	27,295 SF
Year Built:	1966
Renovated:	2023
Zoning:	I-2

PROPERTY OVERVIEW

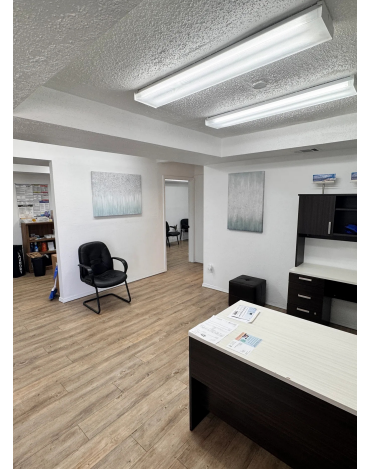
This 4,900 SF industrial property offers a well-balanced combination of functional shop space and professional office buildout. The ±1,100 SF office area includes two private offices, a conference room, reception area, and break room—perfect for supporting day-to-day operations. The ±3,800 SF shop features a dedicated shop office, a secure storage room, and (2) 10' x 12' overhead doors for easy access and efficient workflow. The building has ± 0.62 Acres of yard space available, providing additional flexibility for outdoor storage or fleet parking.

PROPERTY HIGHLIGHTS

- ±4,900 SF total | ±1,100 SF office | ±3,800 SF shop
- (2) 10' x 12' Overhead Doors
- Shop Office & Storage Room
- 2 private Offices, conference room, reception and break room
- ± 0.62 Acres of yard space

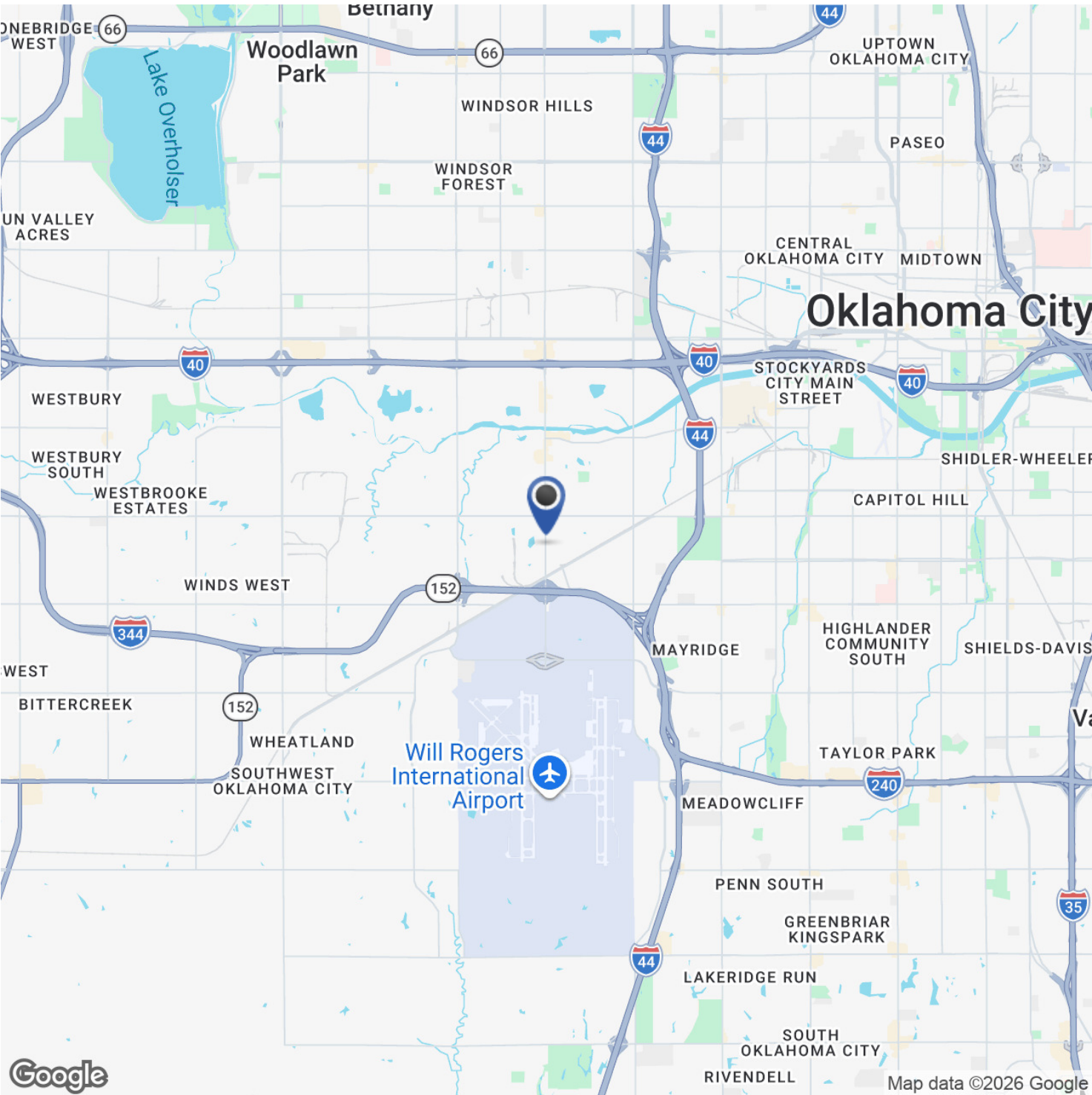
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ADDITIONAL PHOTOS



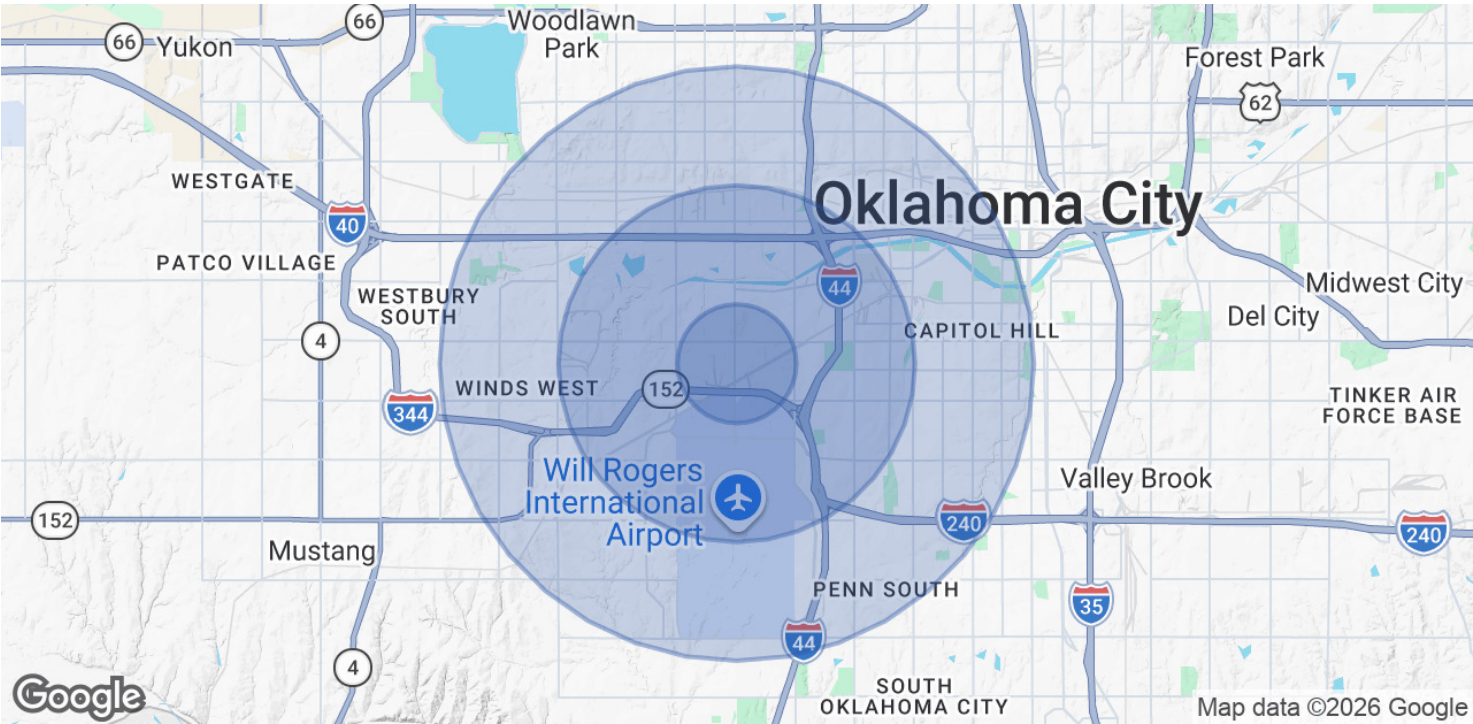
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



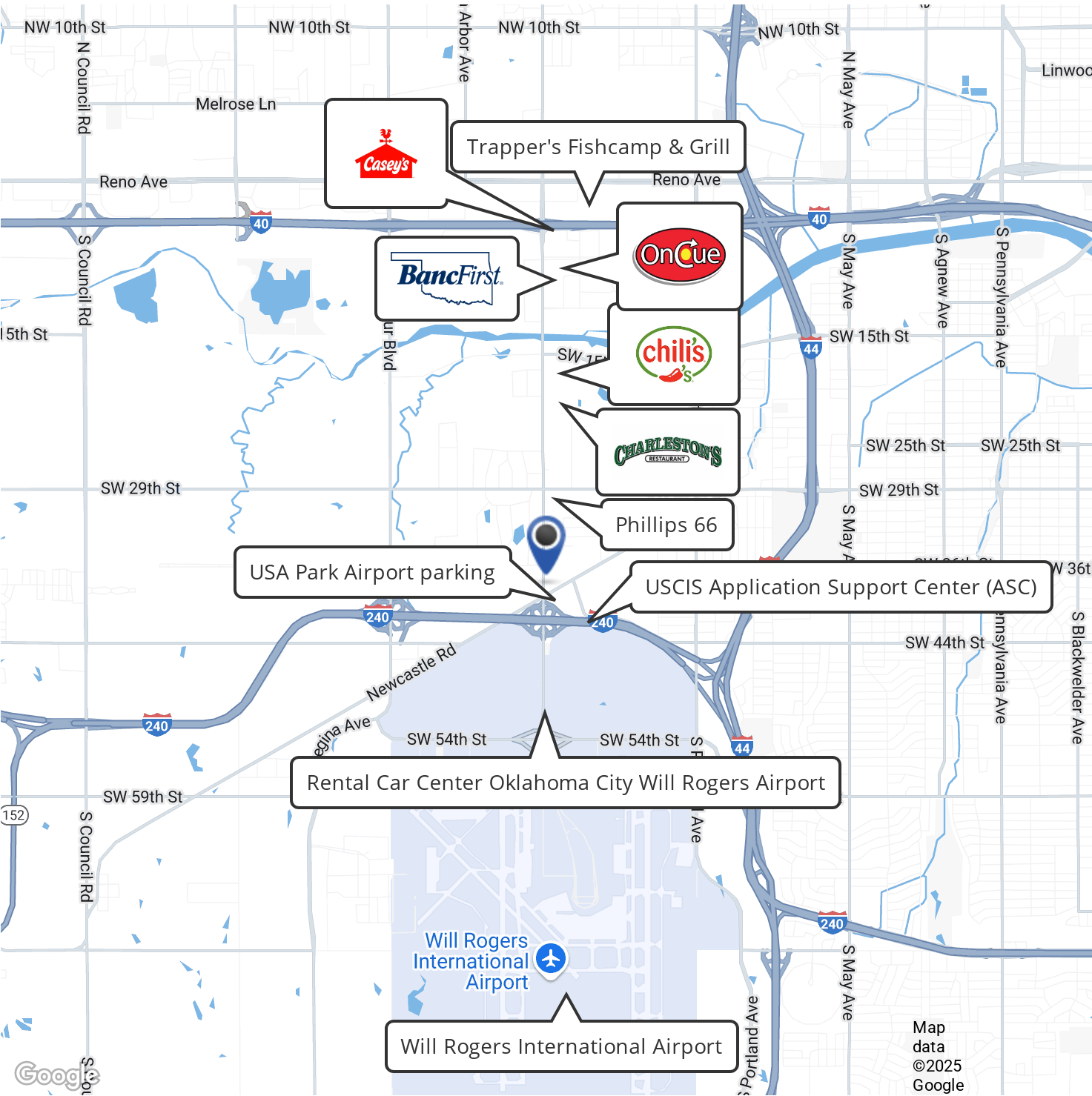
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,602	38,355	176,896
Average Age	35	34	35
Average Age (Male)	35	33	35
Average Age (Female)	36	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	991	12,743	63,484
# of Persons per HH	2.6	3	2.8
Average HH Income	\$68,032	\$55,311	\$64,700
Average House Value	\$98,126	\$120,785	\$168,571

2020 American Community Survey (ACS)

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RETAILER MAP



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