

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$473,760
Building Size:	5,264 SF
Price / SF:	\$90.00

PROPERTY OVERVIEW

Office property for sale at 1006 N Meridian Ave in Oklahoma City, offering a highly accessible location just minutes from I-40, downtown OKC, and Will Rogers World Airport. The property benefits from strong visibility along a well-traveled commercial corridor with convenient access for employees and clients. It features functional office space with flexible layout options, ample on-site parking, and potential signage exposure along Meridian. Surrounded by established industrial, retail, and service users, this location provides a practical and affordable option for owner-users or investors seeking value in a central OKC corridor.

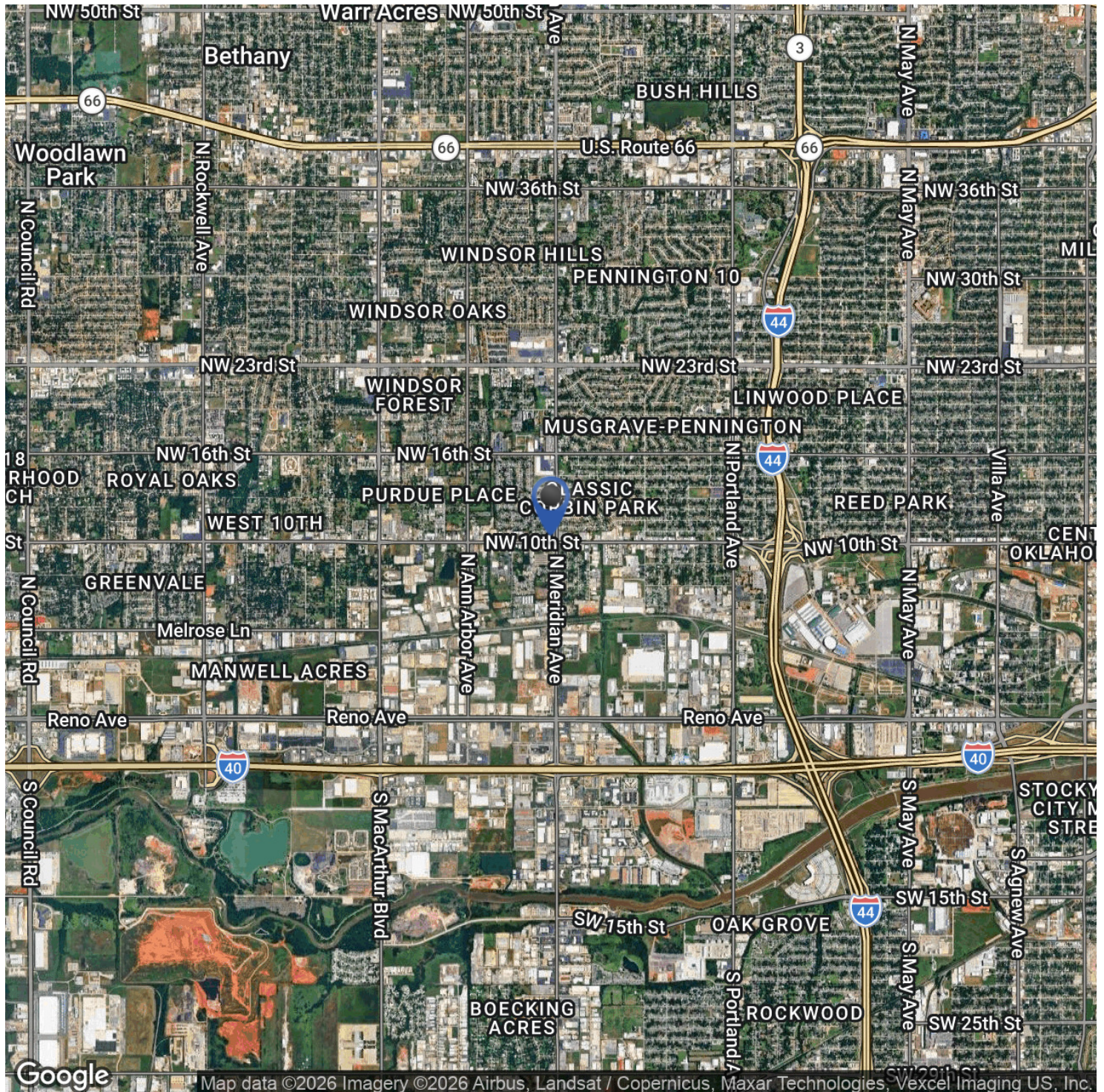
PROPERTY HIGHLIGHTS

- Central OKC location near I-40, downtown, and Will Rogers Airport
- Ample on-site parking
- Value-driven opportunity in established corridor

tyler@creekcre.com
405.973.8435
TYLER HUXLEY

garrett@creekcre.com
405.843.7474
GARRETT MCGINNIS

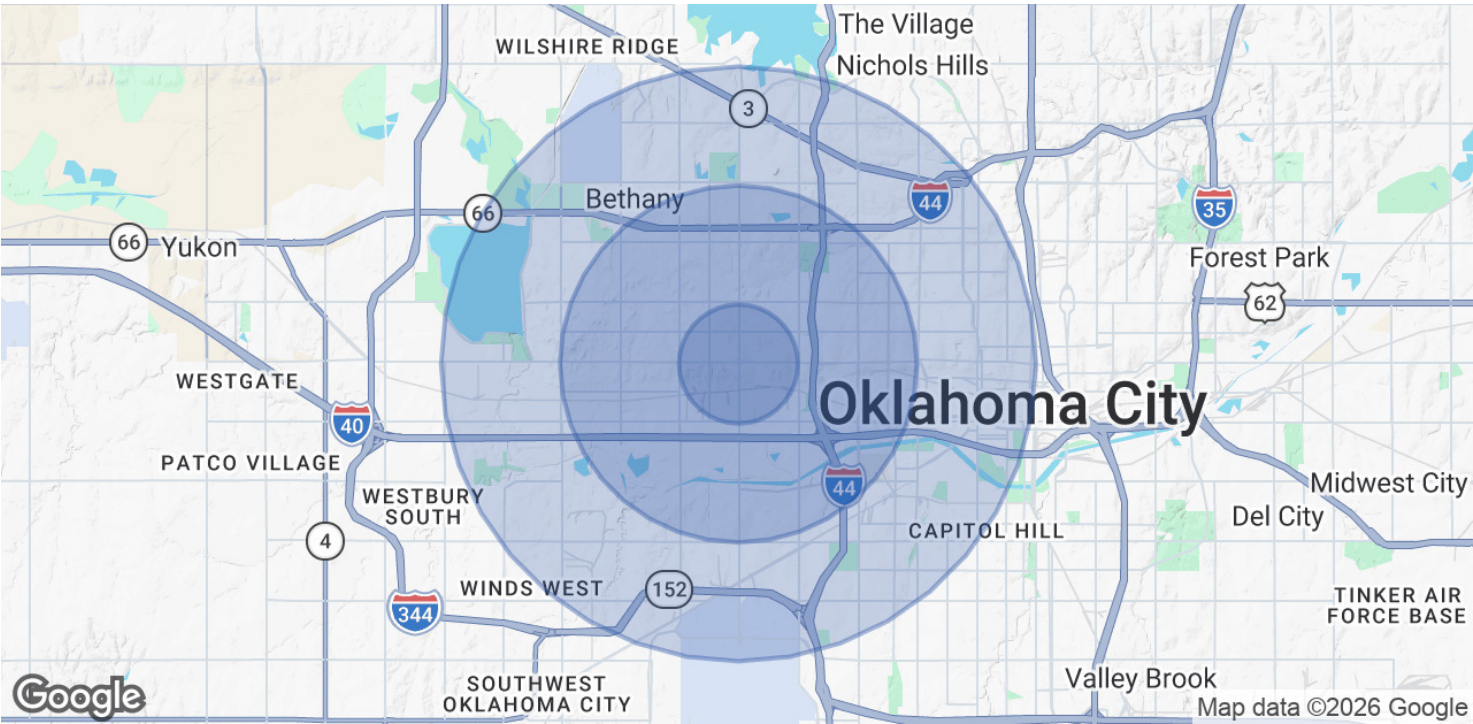
LOCATION MAP



tyler@creekcre.com
405.973.8435
TYLER HUXLEY

garrett@creekcre.com
405.843.7474
GARRETT MCGINNIS

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,181	80,779	208,489
Average Age	29.3	33.0	33.8
Average Age (Male)	30.9	33.6	33.9
Average Age (Female)	30.2	33.6	34.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,783	32,293	85,471
# of Persons per HH	3.0	2.5	2.4
Average HH Income	\$64,669	\$64,136	\$72,457
Average House Value	\$114,128	\$151,031	\$180,091

2023 American Community Survey (ACS)

tyler@creekcre.com
405.973.8435
TYLER HUXLEY

garrett@creekcre.com
405.843.7474
GARRETT MCGINNIS