

Executive Summary



Details

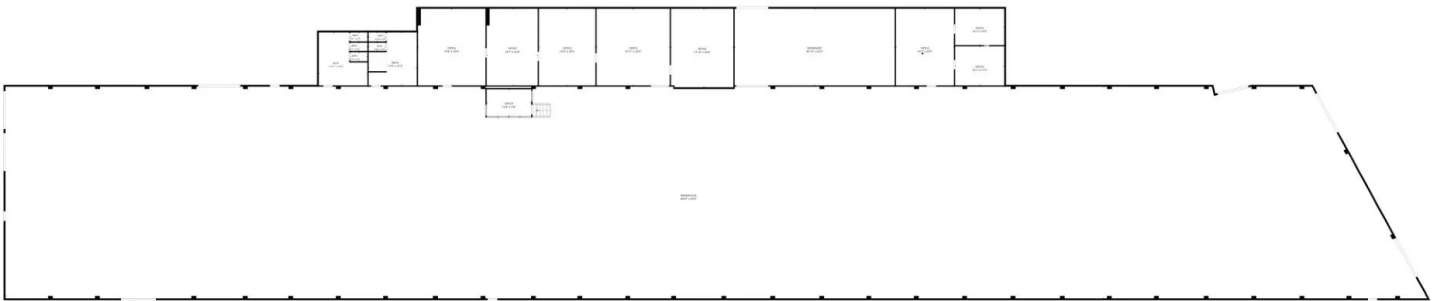
Sale Price:	\$890,000
Lot Size:	1.6 Acres
Building Size:	17,000 SF
NOI:	\$71,400.00
Cap Rate:	8.02%

Overview

This industrial opportunity at 3654 Southwest 29th Street in Oklahoma City offers a functional setting for an owner-user or investor seeking a versatile commercial asset. The property is well suited for warehouse, distribution, light manufacturing, or flex industrial use, with efficient access and a layout designed to support day-to-day operations. Its industrial zoning and practical configuration provide flexibility for a range of business needs, while the site presents a strong platform for future occupancy or redevelopment. The property is currently leased at \$4.20/ft + NNNs, offering added appeal for investors seeking income potential and long-term utility.

CAMDEN NIGHTENGALE
727.946.3333
cnightengale@creekpe.com

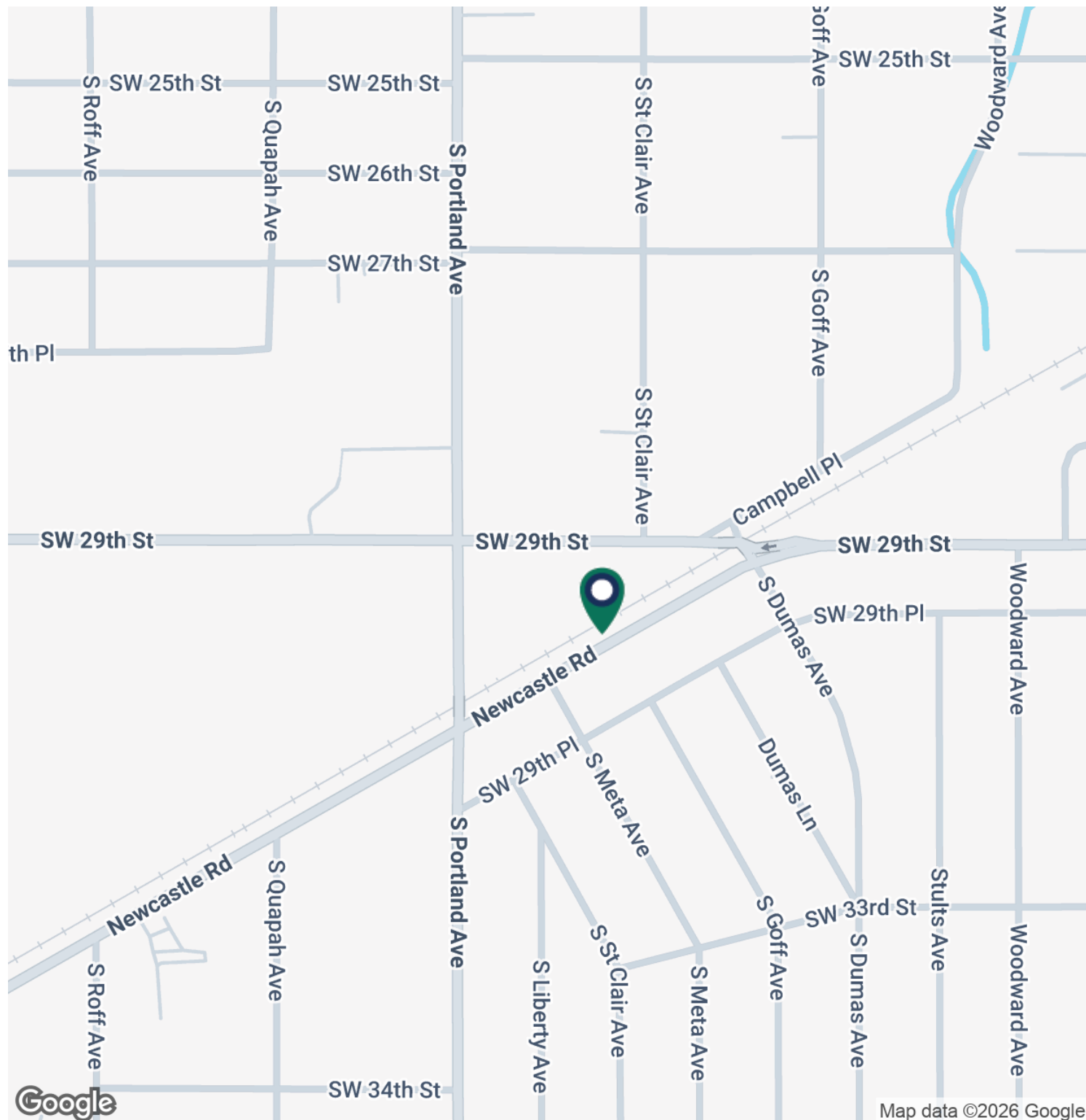
Floor Plan



TOTAL: 27785 sq. ft
1st floor: 27785 sq. ft
EXCLUDED AREAS: OFFICE: 471 sq. ft

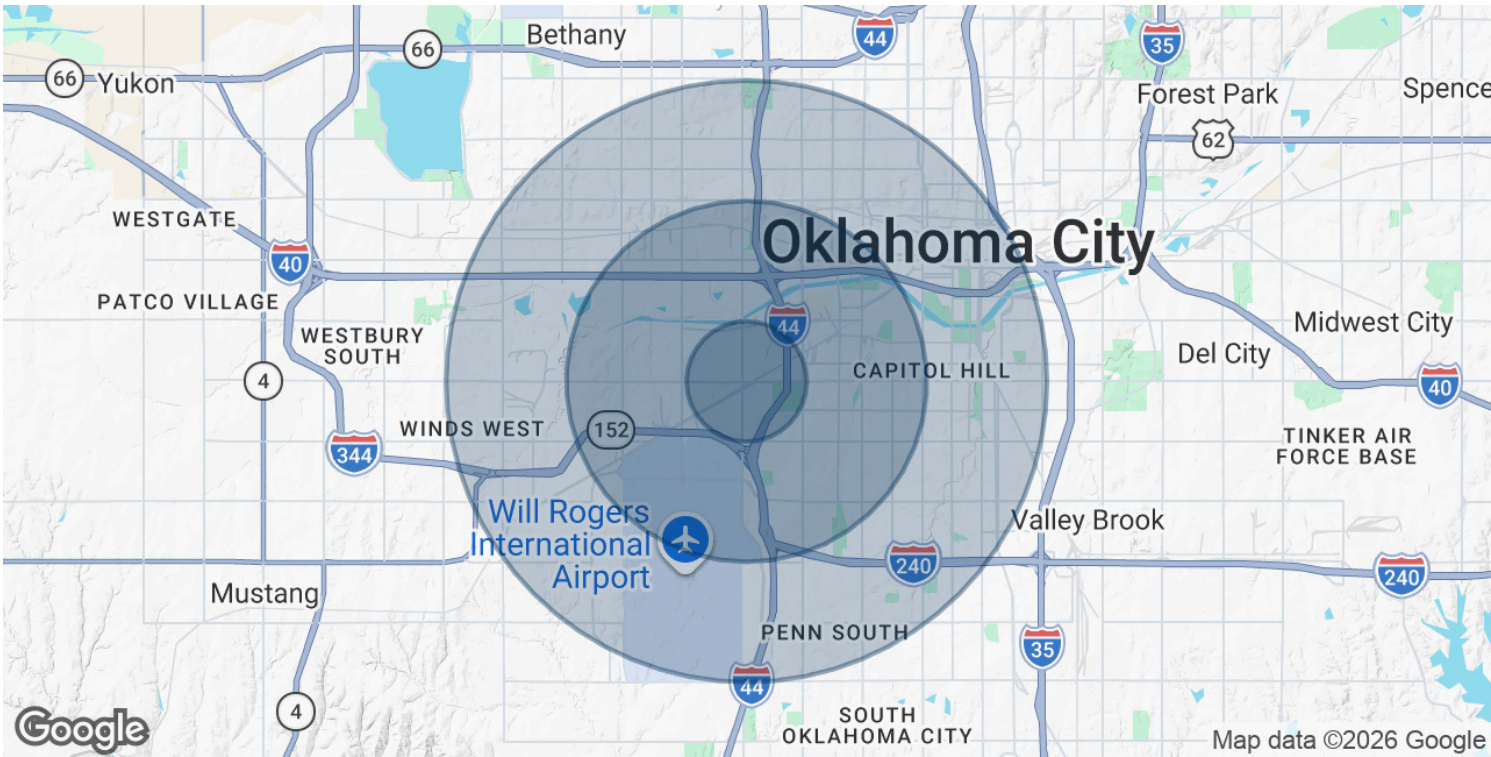
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

CAMDEN NIGHTENGALE
727.946.3333
cnightengale@creekpe.com



cnightengale@creekpe.com

Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	10,681	61,205	200,711
Average Age	29.8	29.9	32.1
Average Age (Male)	27.1	28.6	31.8
Average Age (Female)	34.7	32.5	32.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,747	21,979	76,696
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$52,708	\$54,580	\$65,184
Average House Value	\$80,552	\$86,151	\$143,862

2023 American Community Survey (ACS)

CAMDEN NIGHTENGALE
727.946.3333
cnightengale@creekpe.com