Executive Summary



Details

Sale Price:	$1,350,000
Price Per Foot:	$47.78 SF
Lot Size:	1.53 Acres
Building Size:	28,256 SF

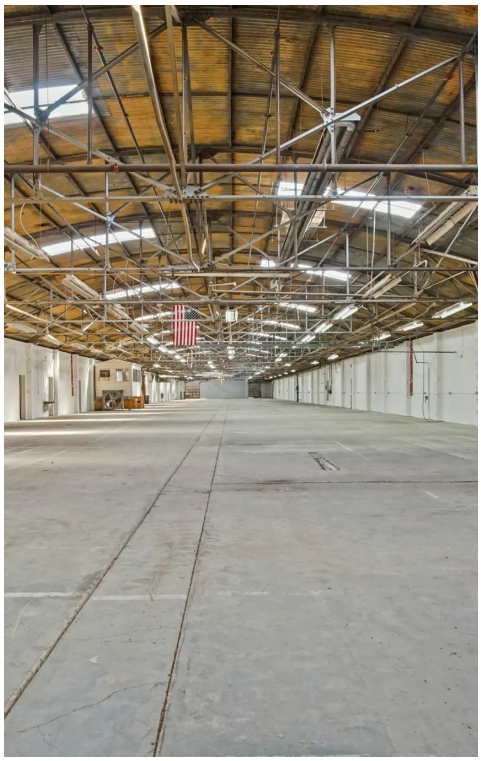
Overview

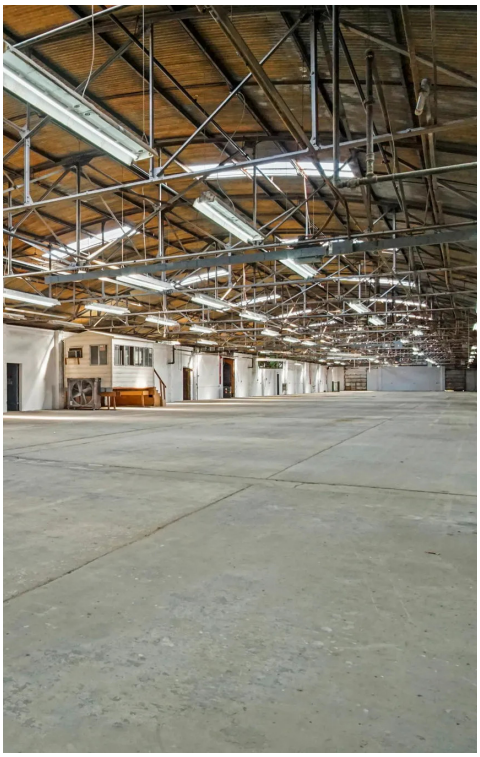
This industrial opportunity at 3654 Southwest 29th Street in Oklahoma City offers a functional setting for an owner-user or investor seeking a versatile commercial asset. The property is well suited for warehouse, distribution, light manufacturing, or flex industrial use, with efficient access and a 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. A compelling option for investors looking to secure an industrial property with long-term utility and value.

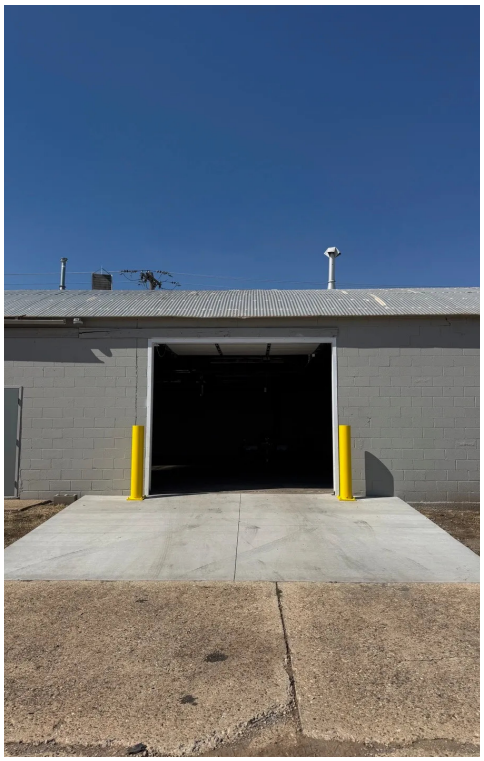
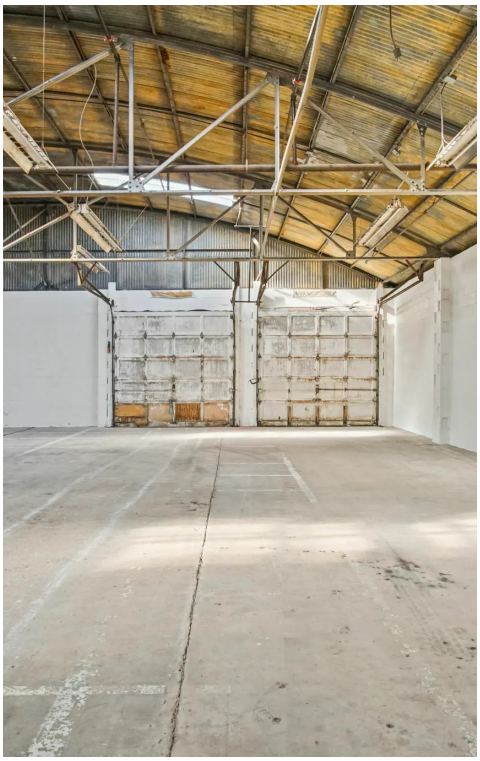
Additionally, the property features a billboard which could be used for owner advertisement or as potential rental income. The high traffic on Portland Ave makes this an excellent candidate for media companies.

CAMDEN NIGHTENGALE
727.946.3333
cnightengale@creekpe.com

Additional Photos

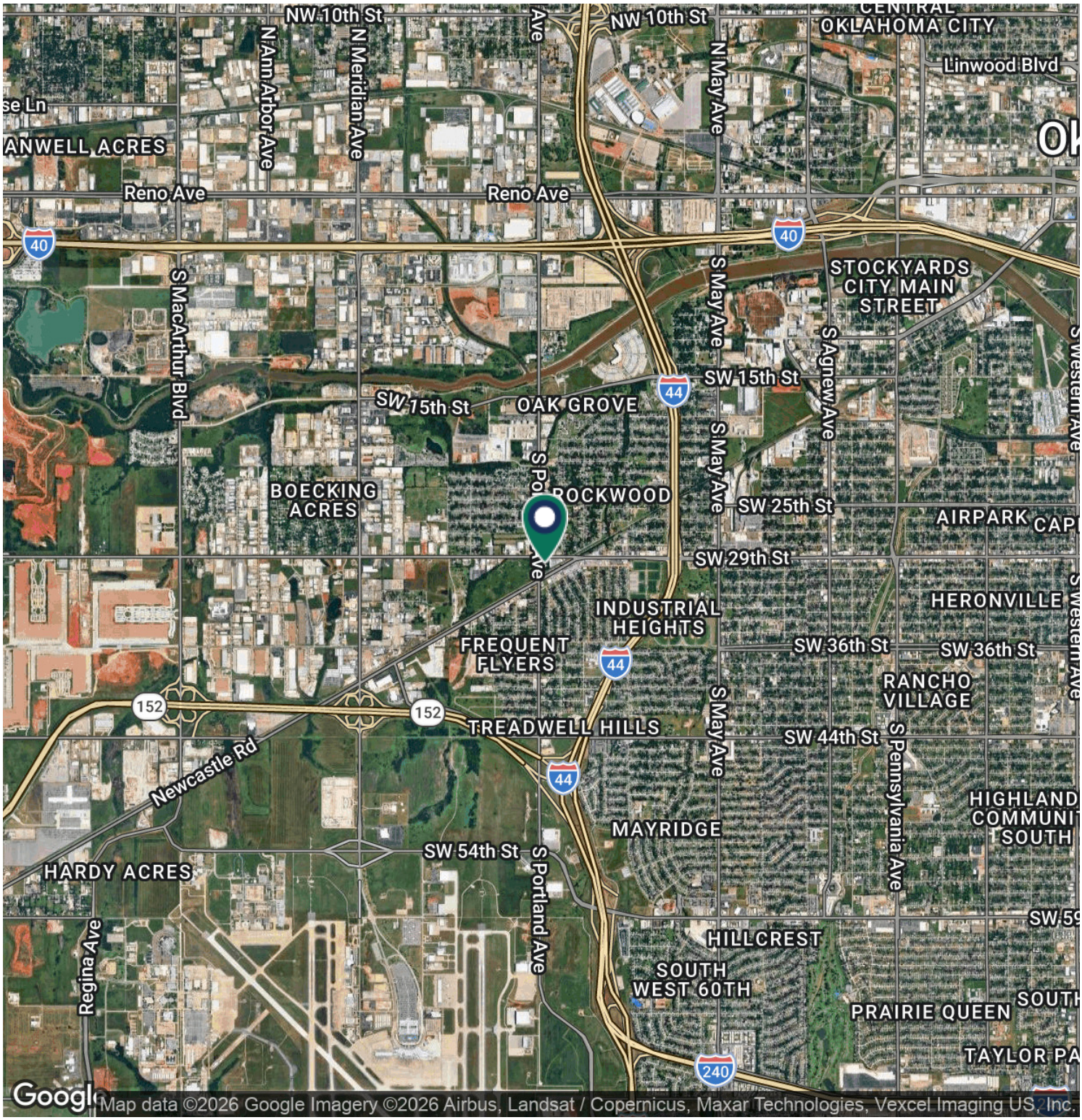




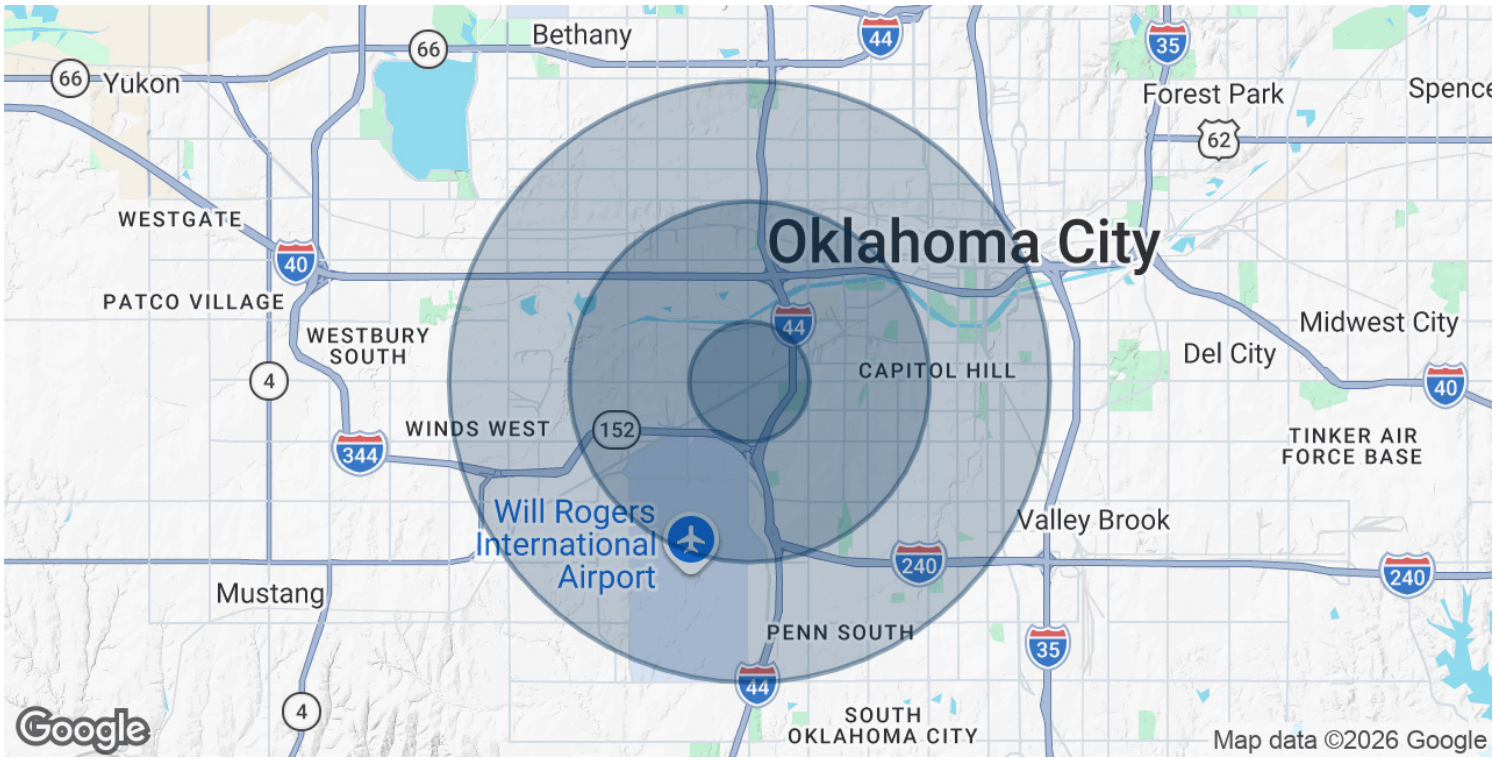
CAMDEN NIGHTENGALE
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Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	10,531	60,215	199,863
Average Age	29.9	29.9	32.1
Average Age (Male)	27.2	28.7	31.8
Average Age (Female)	34.7	32.6	32.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,710	21,650	76,317
# of Persons per HH	2.8	2.8	2.6
Average HH Income	$53,124	$54,591	$65,072
Average House Value	$80,241	$86,127	$143,381

2023 American Community Survey (ACS)

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