CREEK PRICE EDWARDS

For Sale or Lease



SALE PRICE: $799,900

Lease Rate: $7.50 SF/yr (NNN)

ALEX SAMPLES
405.464.3030
asamples@creekpe.com

ETHAN SLAVIN
405.830.0252
eslavin@creekpe.com

JOHNNY STRADAL
405.990.0569
jstradal@creekpe.com

Executive Summary



Details

Sale Price:	$799,900
Lease Rate:	$7.50 SF/yr (NNN)
Number of Units:	2
Available SF:	10,500 SF
Lot Size:	0.83 Acres | 36,205 SF
Building Size:	10,500 SF

Overview

This 10,500 SF commercial property in Oklahoma City's West-Central submarket offers excellent visibility and access along NW 10th Street, a major roadway with strong traffic counts. Set on 0.8 acres, it includes a 8,400 SF warehouse with two loading docks and office space, plus 2,100 SF of retail frontage divided into two units. The flexible layout supports light manufacturing, distribution, or retail uses.

Highlights

- Owner is open to considering Owner Financing options
- Front/Retail Building:
- Spacious reception/retail area
- Two offices & two restrooms
- Warehouse:
- Two 10'H x 10'W dock-high doors
- Heated space with 10'–14' clear height
- Approx. 1,200 SF HVAC area with reception, office & restroom
- 130' of Frontage on NW 10th
- 20,570 Vehicles Per Day (2020 Report)

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Additional Photos







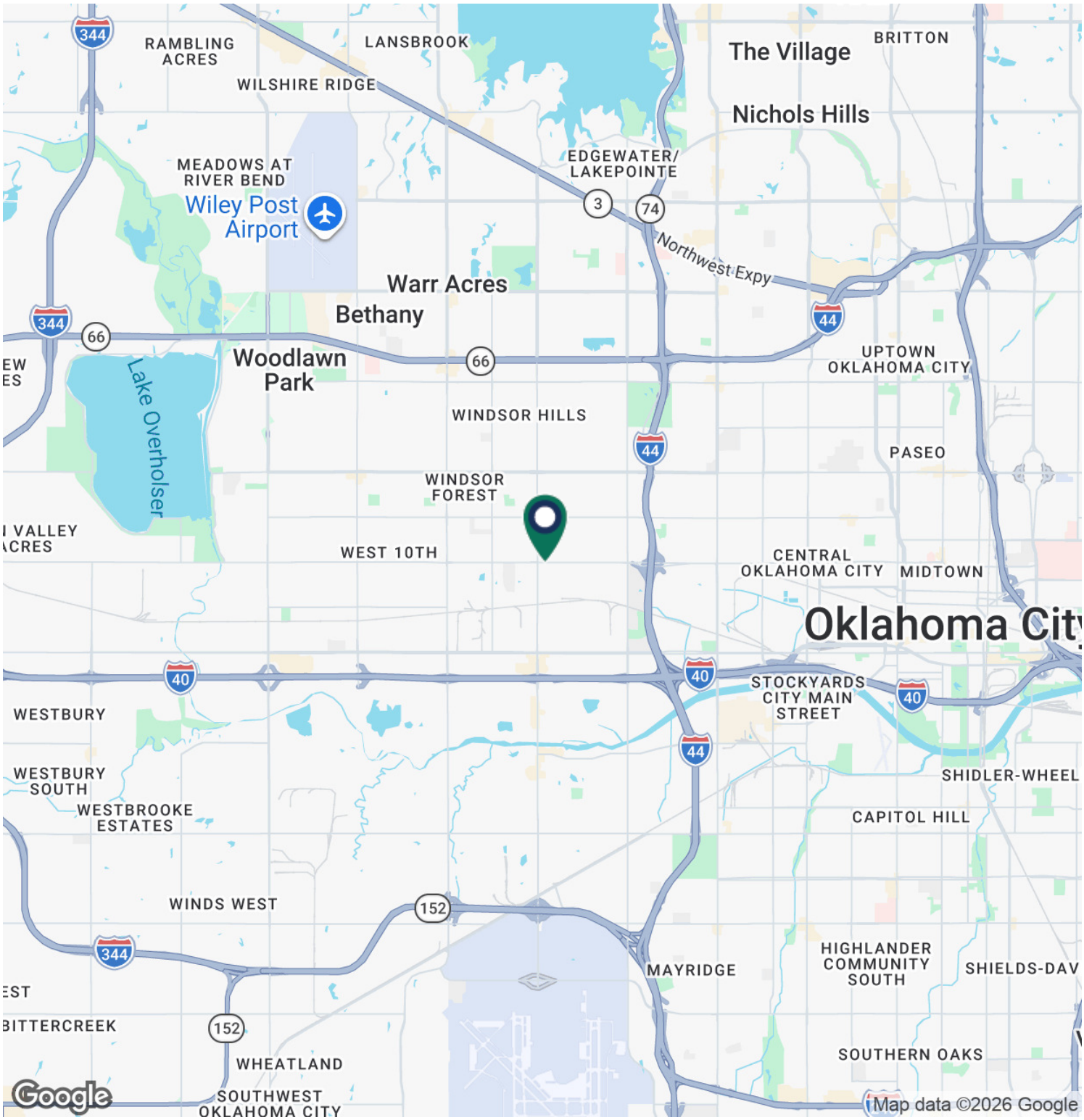


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Location Map

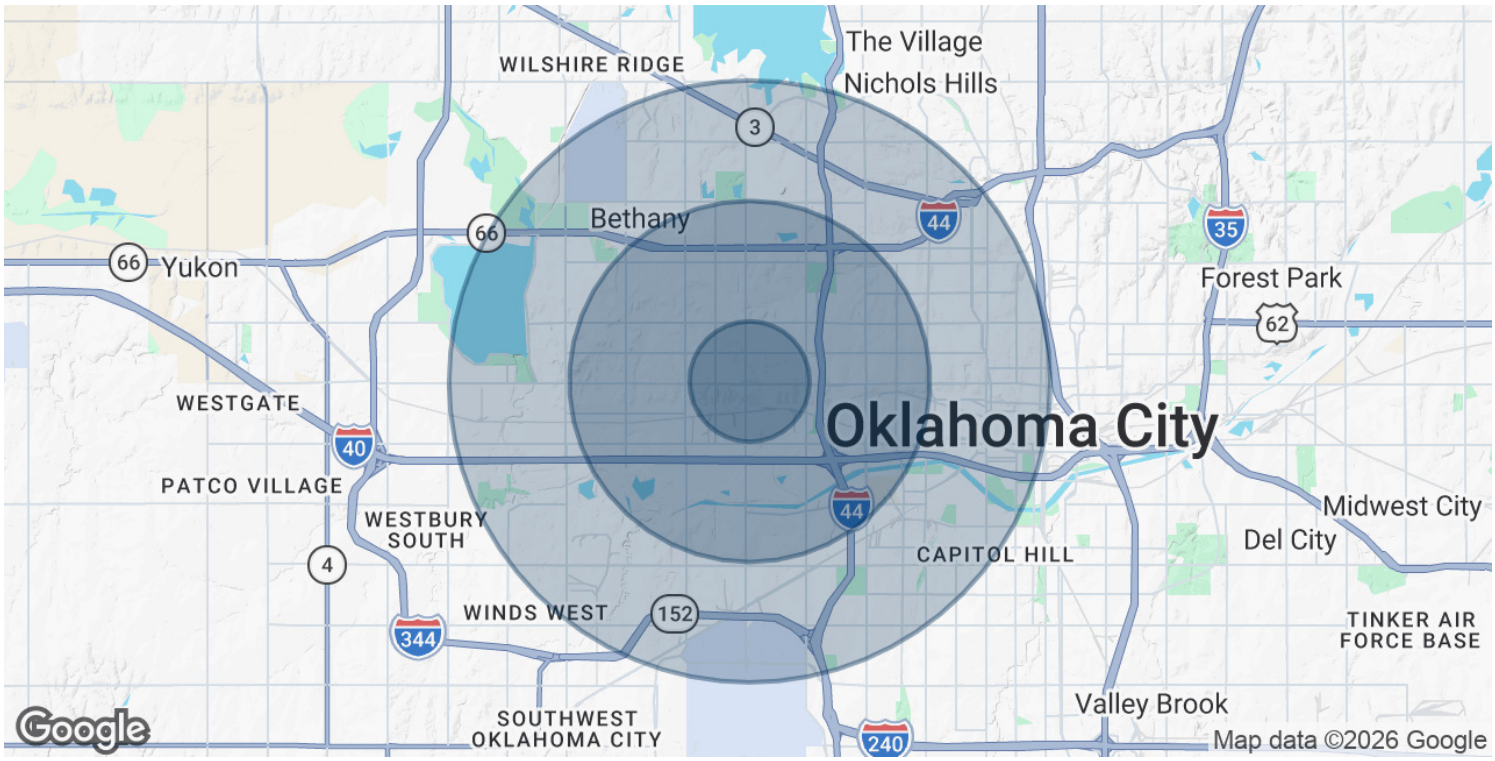


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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	11,843	82,170	209,948
Average Age	29.9	33.1	33.9
Average Age (Male)	31.6	33.8	33.9
Average Age (Female)	30.3	33.7	34.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,098	33,026	86,412
# of Persons per HH	2.9	2.5	2.4
Average HH Income	$65,200	$64,637	$72,928
Average House Value	$117,969	$152,123	$182,127

2023 American Community Survey (ACS)

11102026

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