

102 LANNEL, GROVE

102 LANNELL DRIVE GROVE, OK 74344



DIRK ERDOES

Multi-Family Investment Advisor
derdoes@priceedwards.com
O: 405.239.1262 C: 405.416.3492

SAM WALTER

Multi-Family Investment Advisor
swalter@priceedwards.com
O: 405.239.1261 C: 405.368.2352

Lease Rate

\$6.00 SF/yr (NNN)

102 LANNELL, GROVE

102 LANNELL DRIVE GROVE, OK 74344



PROPERTY DESCRIPTION

Just east of downtown Grove, 102 Lannell offers 24,000 SF of well-kept flex-space. In the main building [pictured above] the 1st floor consists of store front/warehouse space [see top picture, next page] and the 2nd floor is office space. Previous tenant was a hardware store. The property also has access to about 3.5 acres of usable yard space. The tenant previous to the hardware store was a lumber company/yard who built open structures in the yard to help protect their lumber from the elements. 102 Lannell offers a wide variety of uses and possibilities for any industrial tenant looking to be in and around Grove and Grand Lake.

PROPERTY HIGHLIGHTS

- 200 Amp, 3 Phase Power
- New A/C System
- Overhead Doors are Grade Level
- (5) Metal Buildings/Covered Outdoor Storgae
- Yard with Security Fence
- (5) Overhead Doors

OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NNN)
Available SF:	24,000 SF
Lot Size:	4.98 Acres
Building Size:	24,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	504	3,465	7,860
Total Population	918	6,147	13,343
Average HH Income	\$42,157	\$46,910	\$47,078

DIRK ERDOES

derdoes@priceedwards.com
O: 405.239.1262 C: 405.416.3492

SAM WALTER

swalter@priceedwards.com
O: 405.239.1261 C: 405.368.2352

102 LANNEL, GROVE

102 LANNEL DRIVE GROVE, OK 74344



DIRK ERDOES

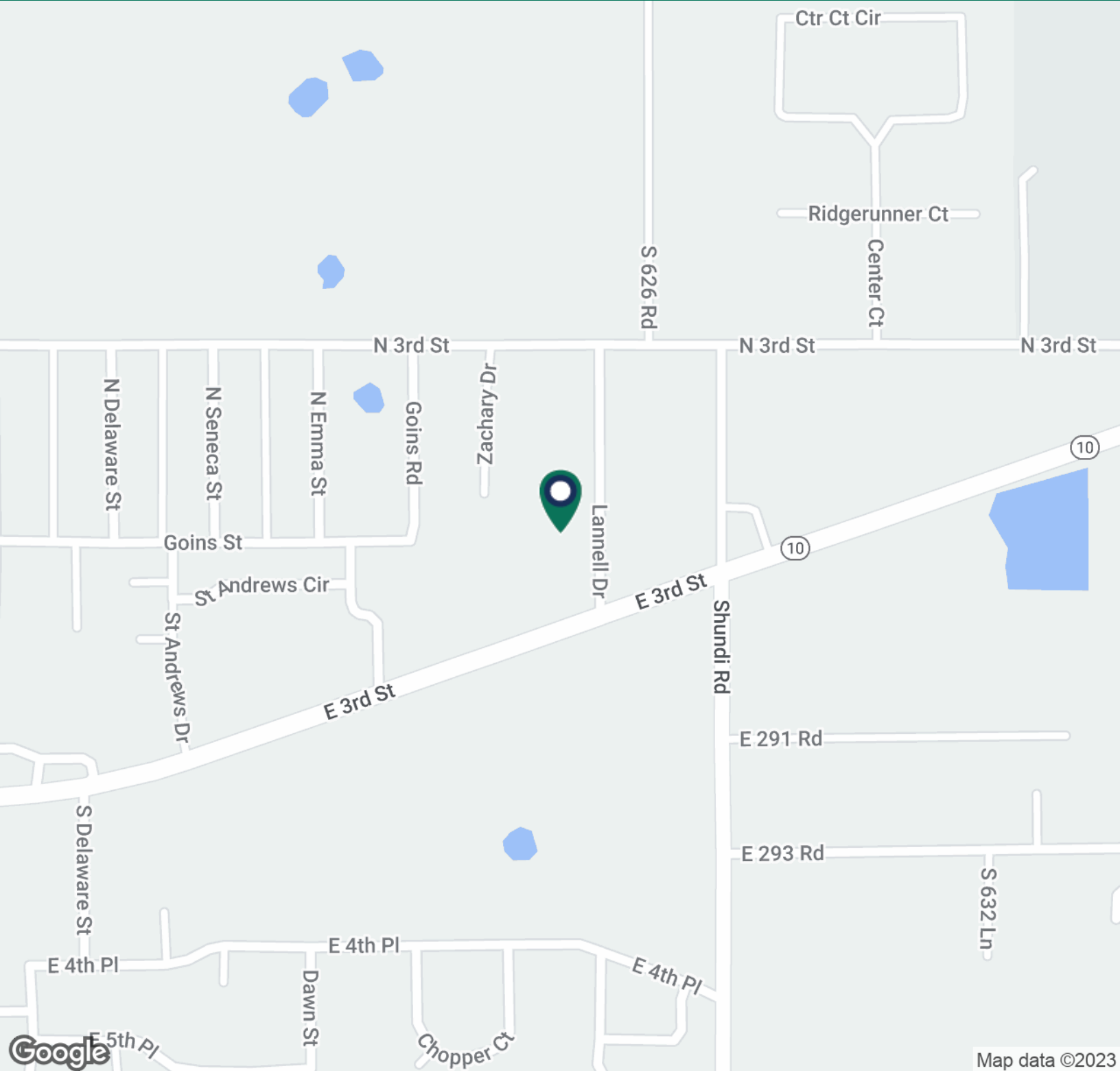
derdoes@priceedwards.com
O: 405.239.1262 C: 405.416.3492

SAM WALTER

swalter@priceedwards.com
O: 405.239.1261 C: 405.368.2352

102 LANNELL, GROVE

102 LANNELL DRIVE GROVE, OK 74344



DIRK ERDOES

derdoes@priceedwards.com

O: 405.239.1262 C: 405.416.3492

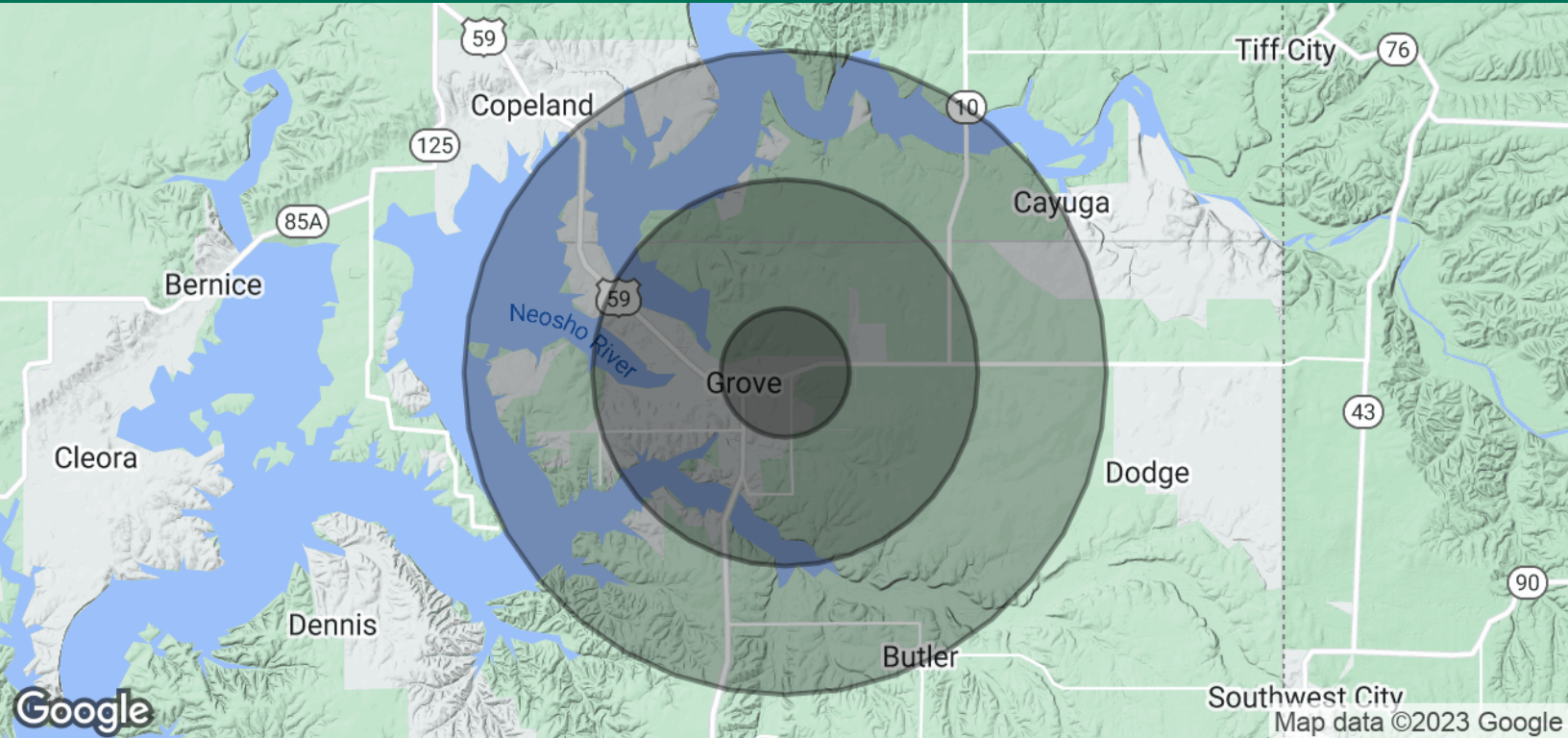
SAM WALTER

swalter@priceedwards.com

O: 405.239.1261 C: 405.368.2352

102 LANNELL, GROVE

102 LANNELL DRIVE GROVE, OK 74344



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	918	6,147	13,343
Average Age	45.2	47.7	49.6
Average Age (Male)	39.9	42.4	47.1
Average Age (Female)	46.6	51.2	51.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	504	3,465	7,860
# of Persons per HH	1.8	1.8	1.7
Average HH Income	\$42,157	\$46,910	\$47,078
Average House Value	\$162,710	\$177,187	\$178,063

* Demographic data derived from 2020 ACS - US Census

DIRK ERDOES

derdoes@priceedwards.com
O: 405.239.1262 C: 405.416.3492

SAM WALTER

swalter@priceedwards.com
O: 405.239.1261 C: 405.368.2352