

102 Lannell, Grove

102 Lannell Drive, Grove, OK 74344

FOR LEASE



Available January 2027

Dirk Erdoes

derdoes@priceedwards.com
405.239.1262

Sam Walter

swalter@priceedwards.com
405.843.7474

**PRICE
EDWARDS**
AND COMPANY

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BUILDING INFORMATION

Building Size	24,000 SF
Tenancy	Single
Number of Grade Level Doors	5
Minimum Ceiling Height	16 ft
Number of Floors	2
Year Built	1978

LEASE RATE

Base Rent	\$5/SF/YR
Triple Net	\$1/SF/YR

LOCATION INFORMATION

Building Name	102 Lannell, Grove
Street Address	102 Lannell Drive
City, State, Zip	Grove, OK 74344
County	Delaware
Market	Grove

PROPERTY INFORMATION

Acres	4.98
Property Subtype	Flex Space
Zoning	C-3



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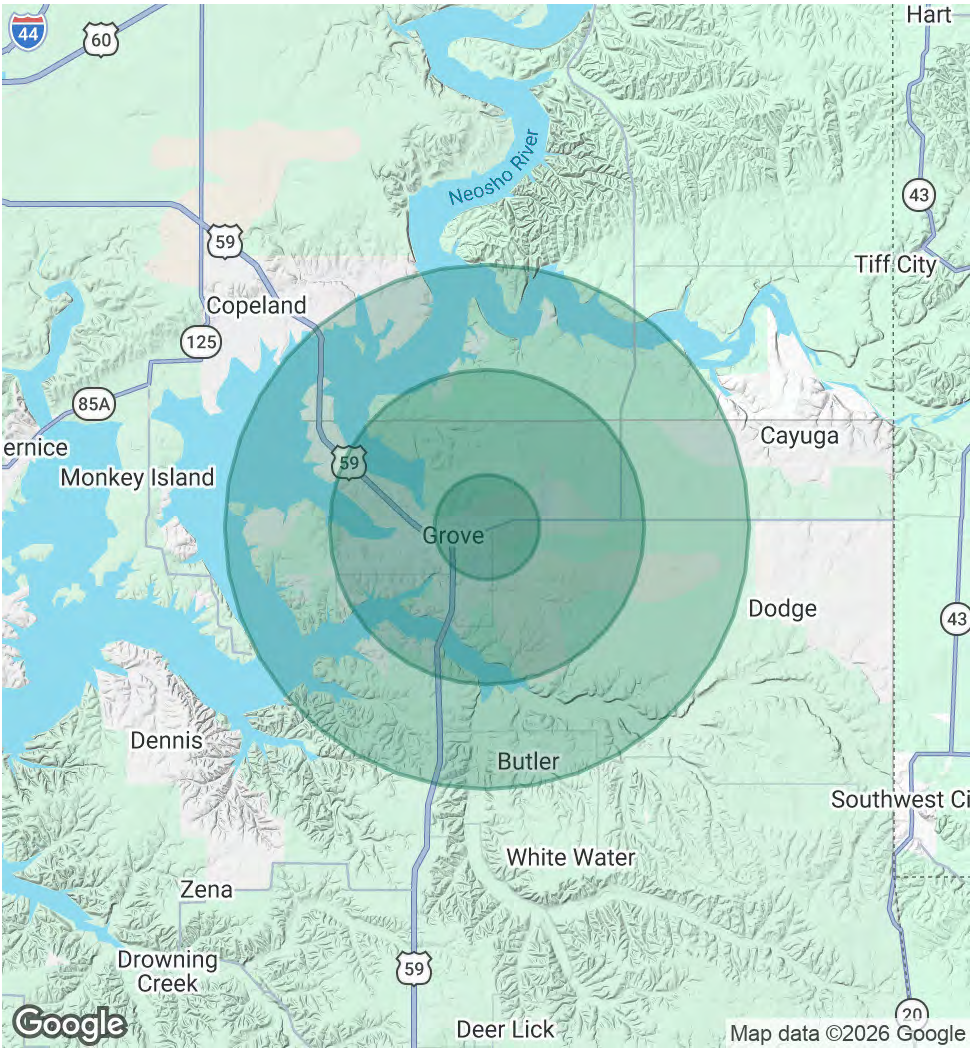
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	918	6,147	13,343
Average Age	45.2	47.7	49.6
Average Age (Male)	39.9	42.4	47.1
Average Age (Female)	46.6	51.2	51.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	504	3,465	7,860
# of Persons 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

2020 American Community Survey (ACS)



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