

OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	5,000 SF
Available SF:	2,500 SF
Lot Size:	0.4 Acres
Price / SF:	\$120.00
Year Built:	1985
Submarket:	South Oklahoma City

PROPERTY OVERVIEW

7380 S Walker Avenue is a 5,000 SF wood-frame brick veneer metal roof building. The single span support trusses provides flexibility for single-tenant use or multi-tenant use. The property includes separated utilities, entrances, and emergency exits, 20 surface parking spaces, a Pylon sign and 107' of frontage on S. Walker Avenue. Minimum space available to lease is 1,250 SF and is available for \$10/NNN.

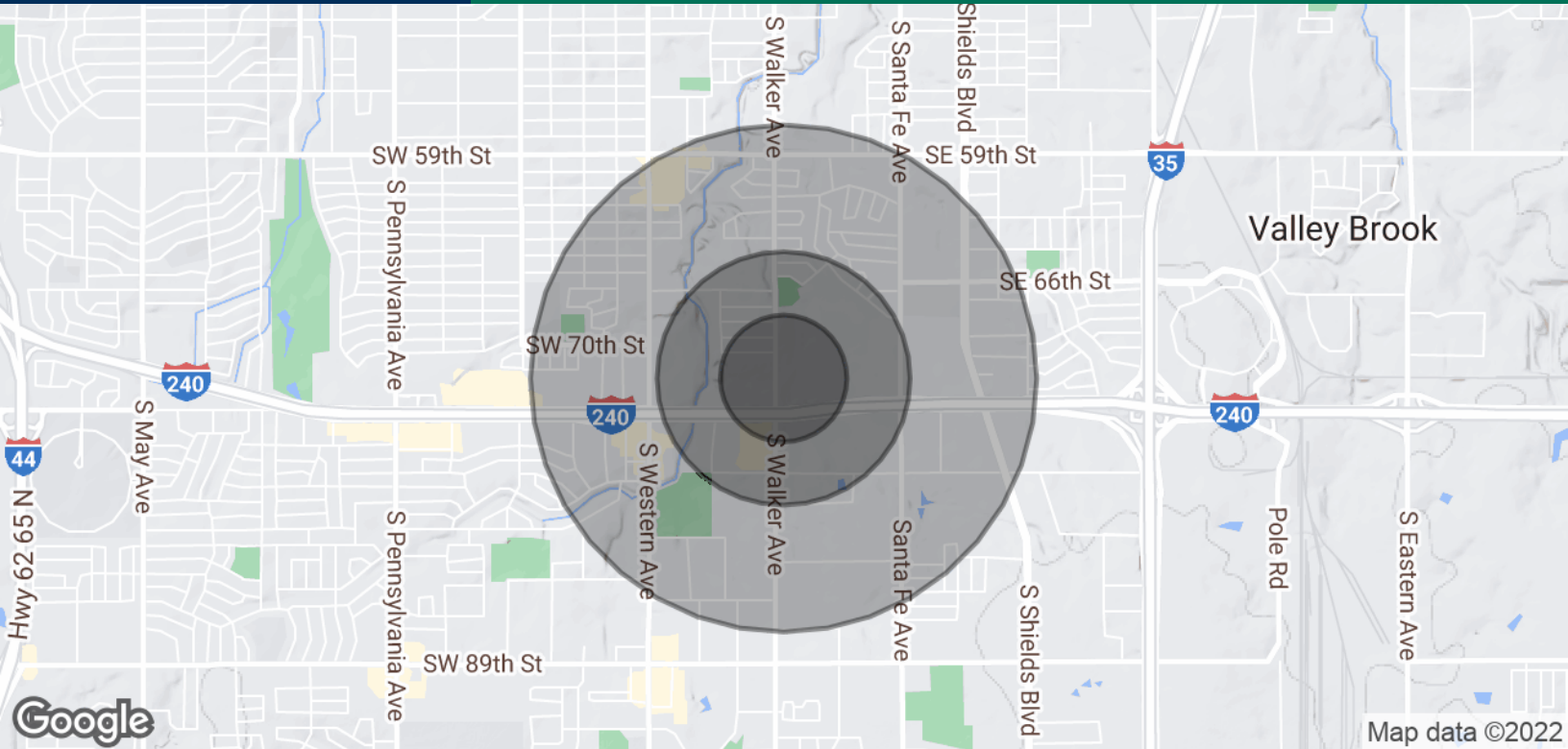
PROPERTY HIGHLIGHTS

- Sales Price: \$600,000.00
- Lease Price: \$10/NNN
- Building Size: 5,000 SF MOL
- Available: 2,500 - 5,000 SF
- Built in 1985
- 20 parking spaces (4:1000 SF)

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Strip Center | For Sale or Lease

7380 - 7382 S Walker Ave, Oklahoma City, OK 73139



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	718	2,357	10,319
Average Age	28.4	28.8	33.0
Average Age (Male)	32.1	32.8	33.5
Average Age (Female)	27.6	27.5	33.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	314	1,024	4,452
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$48,918	\$47,422	\$42,307
Average House Value	\$140,797	\$132,925	\$103,193

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS

S Walker Ave	North	South	13,595 11,123
Interstate 240	East	West	107,700 98,800
			11042022

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