PRICE EDWARDS AND CO.

STRIP CENTER | FOR SALE OR LEASE

7380 - 7382 S WALKER AVE, OKLAHOMA CITY, OK 73139



OFFERING SUMMARY

Sale Price:	\$600,000
Lease Rate	\$10.50 SF/yr (NNN)
Available SF:	3,750 SF
Lot Size:	0.4 Acres
Building Size:	5,000 SF
Year Built:	1985
Submarket:	South Oklahoma City
Parking:	20 parking space (4:1,000 SF)



PROPERTY DESCRIPTION

SPACES

7380 S Walker Avenue is a 5,000 SF wood-frame brick veneer metal roof building. The single span support trusses provide flexibility for single tenant use or multi-tenant use. Property includes separated utilities, entrances, and emergency exits. Includes 20 surface parking spaces, a Pylon sign and 107' of frontage on S. Walker Avenue.

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7382	\$10.50 SF/yr	3,750 SF	
TRAFFIC CO	UNTS		
S Walker Ave		north	13,595
S Walker Ave		south	11,123

SPACE SIZE

LEASE RATE

AARON DIEHL

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PRICE EDWARDS AND CO.

STRIP CENTER | FOR SALE OR LEASE 7380 - 7382 S WALKER AVE, OKC, OK 73139 HIGHLANDER MAYRIDGE CEENA S COMMUNITY Walker SHIELDS-DAVIS SOUTH SE 59th St Pennsylvania Ave HILLCREST Valley Brook CLOVERLEAF SOUTHERN OAKS SE 66th St TAYLOR PARK 240 240 240 SOUTHERN HILLS MEADOWCLIFF Eastern Ave Pole Rd May Ave CRESTLINE PARK/ SPRINGFIELD SOUTHBROOK S Shields SW 89th St SW 89th St PENN SOUTH Coogle B Map data ©2024 Google

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
* Daniel and the desired for an 2020 ACC LIC Communication		02212024	

^{*} Demographic data derived from 2020 ACS - US Census

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