

PRICE EDWARDS AND CO.

FOR SALE & LEASE

FREESTANDING BUILDING

809 S AIR DEPOT BLVD, MIDWEST CITY, OK 73110



ROSHA WOOD

Retail Specialist

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Sale Price
\$485,000

Lease Rate
\$20.00 SF/yr (NNN)

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PROPERTY DESCRIPTION

This prime investment property is strategically located in a bustling area of Oklahoma City, perfectly positioned.

Don't miss the chance to add this property to your portfolio and benefit from its promising future!

OFFERING SUMMARY

Sale Price:	\$485,000
Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,248 SF
Lot Size:	0.5 Acres
Building Size:	1,248 SF

PROPERTY HIGHLIGHTS

- Pylon signage available
- 2 points of entrance
- Approximately 1,248 square feet, accommodating a functional layout that includes a customer service area, repair stations, and storage.
- Situated in a high-traffic commercial district, surrounded by complementary businesses and residential neighborhoods, ensuring a steady flow of customers.
- Accessibility: Easy access to major highways and public transportation, enhancing visibility and convenience for customers.
- Ample parking available for both customers and employees, promoting ease of access.
- Well-maintained property with recent updates to infrastructure, ensuring minimal immediate capital expenditures.
- Oklahoma City is experiencing growth in the tech and service sectors, making this property an excellent long-term investment opportunity.
- The surrounding area is undergoing development, which may increase foot traffic and demand for services.

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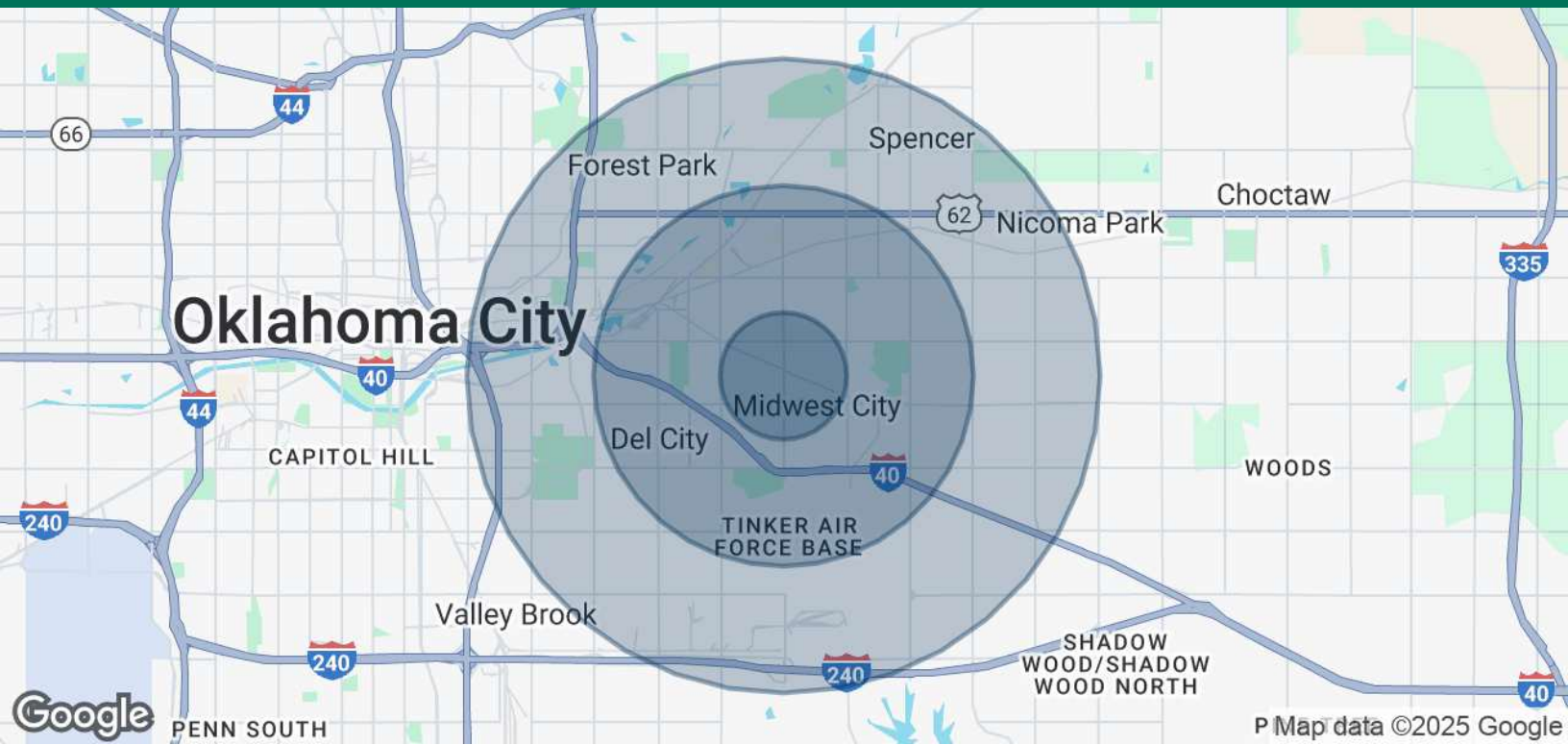
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,792	64,643	119,501
Average Age (Male)	41.5	35.5	35.2
Average Age (Female)	35.5	38.4	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,731	28,650	52,240
Average HH Income	\$53,191	\$51,685	\$52,655
Average House Value	\$100,429	\$101,283	\$106,305

* Demographic data derived from 2020 ACS - US Census

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