

# 8200 S WALKER AVE - FREESTANDING BUILDING

8200 S Walker Ave, Oklahoma City, OK 73139



## OFFERING SUMMARY

Available SF: 9,000 SF

Lease Rate: \$25.00 SF/yr (NNN)

Lot Size: 1.2 Acres

Year Built: 2019

Building Size: 10,924

050919

## PROPERTY OVERVIEW

This brand new freestanding building is available for lease for \$25 psf NNN. There is roughly 9,000 square feet that is available with ample parking.

This brand new medical office building is set to be completed July 2019. It is located off of 82nd and S Walker Ave, which is a few blocks south of Oklahoma City's major Interstate 240.

The property sits adjacent to the Southwest Orthopedics & Reconstructive Specialists facility.

## PROPERTY HIGHLIGHTS

- Freestanding building built in 2019
- Great visibility
- Fully sprinkled
- Easy access to Interstate-240

### GIRMA MOANING

Retail Investment Specialist  
gmoaning@priceedwards.com  
405.843.7474  
210 Park Ave, Suite 700, Oklahoma City, OK 73102  
priceedwards.com

### JACOB SIMON

Retail Specialist  
jsimon@priceedwards.com  
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## Demographics Map, Report & Traffic Counts



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	7,557	94,007	223,668
Median age	32.7	34.1	32.4
Median age (Male)	34.1	33.2	31.5
Median age (Female)	32.1	35.0	33.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,295	36,222	82,476
# of persons per HH	2.3	2.6	2.7
Average HH income	\$46,413	\$49,789	\$50,079
Average house value	\$125,153	\$114,380	\$118,668

\* Demographic data derived from 2010 US Census

<b>TRAFFIC COUNTS</b>		
S Walker Ave	north	14,066
S Walker Ave	south	12,841

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