



OFFERING SUMMARY

Sale Price:	\$650,000
Lease Rate:	\$17.50 psf - Full Service
Building Size:	4,100 SF
Available SF:	4,100 SF
Year Built:	1986
Renovated:	2018
	10122020

PROPERTY OVERVIEW

This newly renovated 2-story office building is located on north May Avenue just south of Britton Road. Lake Hefner Parkway is a mile west and Nichols Hills, which has some of the highest per capita income in the state is less than a mile away.

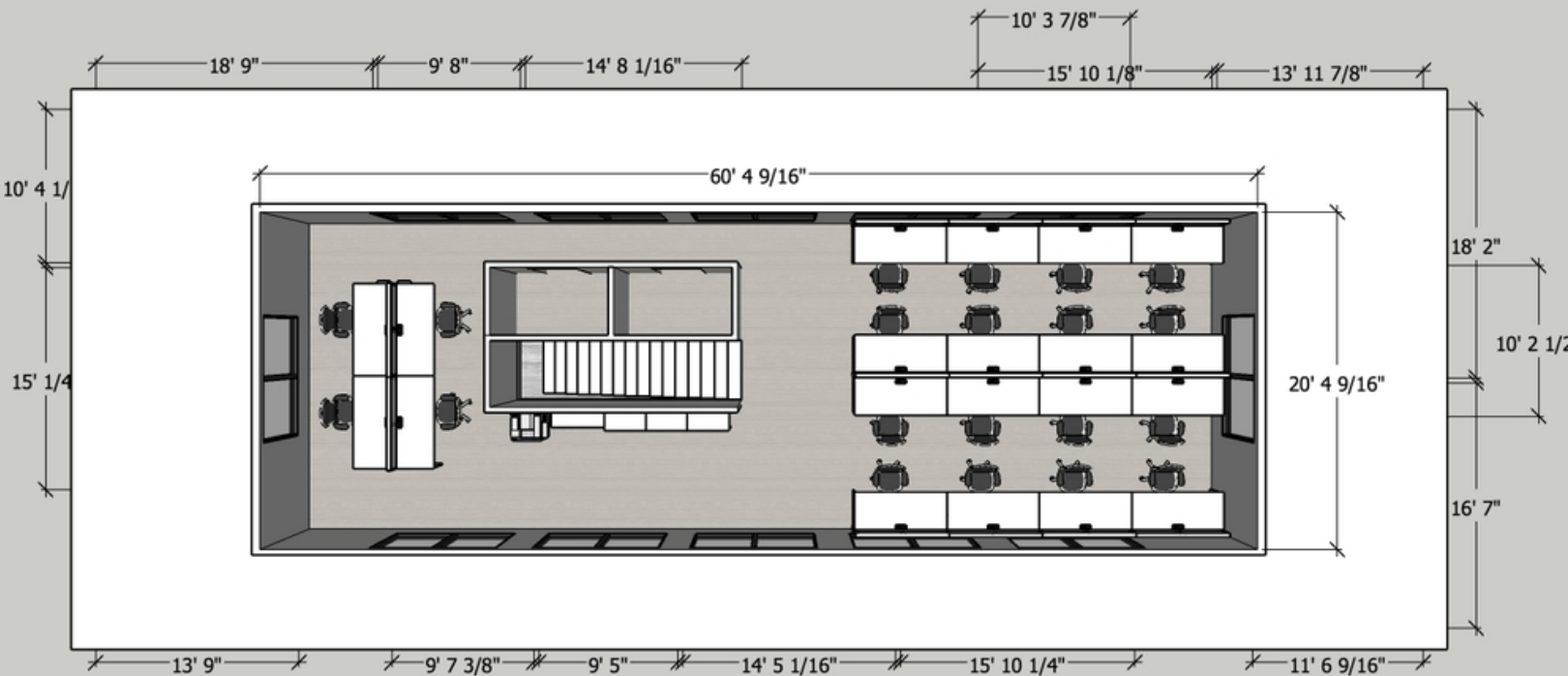
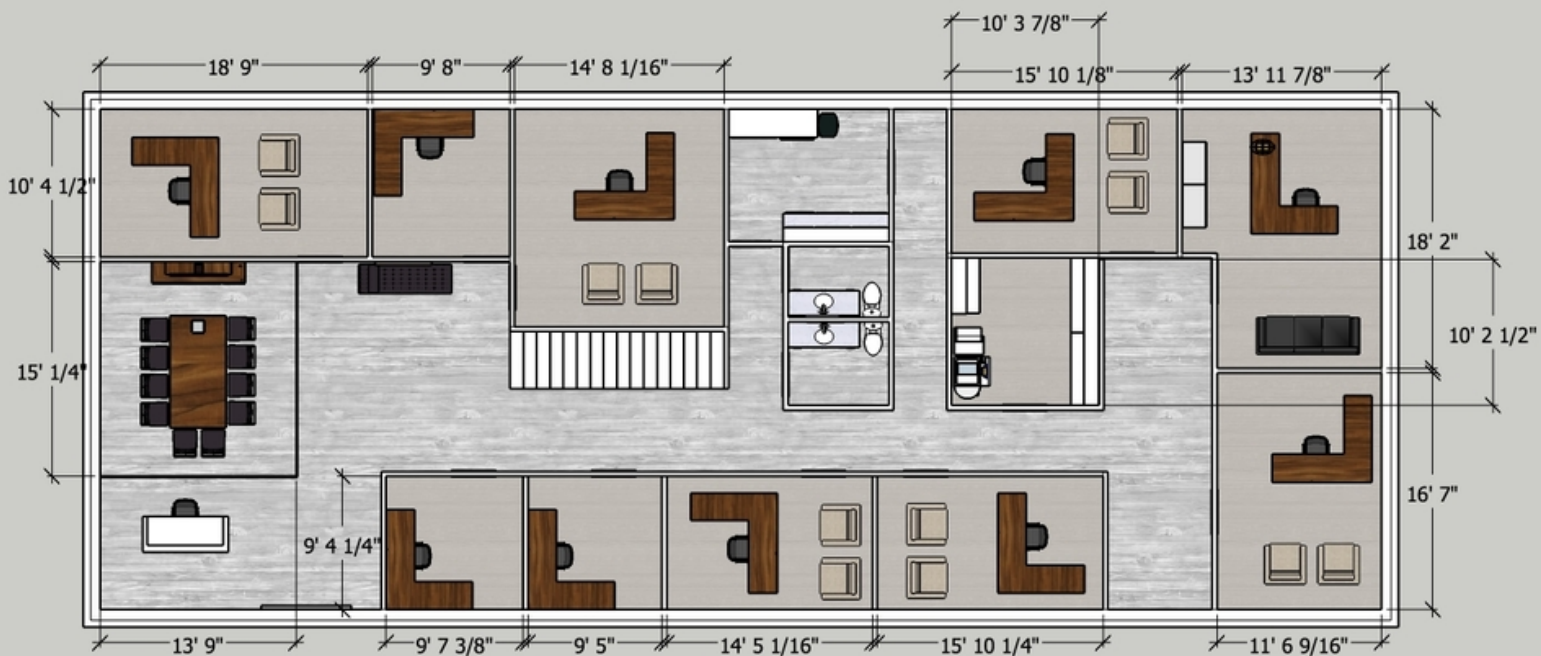
PROPERTY HIGHLIGHTS

- 1st Floor is 3,240 sq ft, 2nd Floor is 860 sq ft
- HOA Fees - about \$158/month
- Completely renovated and remodeled in 2018
- Second story office space
- Glass conference room, kitchen area, private restrooms

JACOB SIMON
405.239.1248
jsimon@pricedwards.com
pricedwards.com



JACOB SIMON
405.239.1248
jsimon@pricedwards.com
pricedwards.com



JACOB SIMON
405.239.1248
jsimon@pricedwards.com
pricedwards.com



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,419	78,306	209,401
Average age	41.9	38.3	36.4
Average age (Male)	40.7	35.4	34.9
Average age (Female)	42.7	40.4	37.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,961	36,300	93,319
# of persons per HH	2.1	2.2	2.2
Average HH income	\$80,777	\$72,857	\$66,174
Average house value	\$191,116	\$203,777	\$178,186

** Demographic data derived from 2010 US Census*

TRAFFIC COUNTS

N May Ave	north	23,920
N May Ave	south	20,509

JACOB SIMON
405.239.1248
jsimon@pricedwards.com
pricedwards.com