

FORMER DAVITA BUILDING 2410 WEST GRANT AVE, PAULS VALLEY, OK 73075



PROPERTY DESCRIPTION

Former DaVita Dialysis building is available for lease in Pauls Valley.

Building was originally built for DaVita in 2016 and is in excellent condition. It could be utilized for any number of medical or healthcare uses. The Tenant will be responsible for maintaining the property and pay utility charges.

Located on the main retail corridor Grant Ave (Highway 19) entering Pauls Valley.

OFFERING SUMMARY

| | |
|-----------------------|-----------------------|
| Lease Rate: | \$16.00 SF/yr (Gross) |
| Building Size: | 6,034 SF |
| Year Built: | 2016 |

TRAFFIC COUNTS

| | | |
|--------------------|--------|------|
| W Grant Ave | 11,800 | ADDT |
|--------------------|--------|------|

EV ERNST

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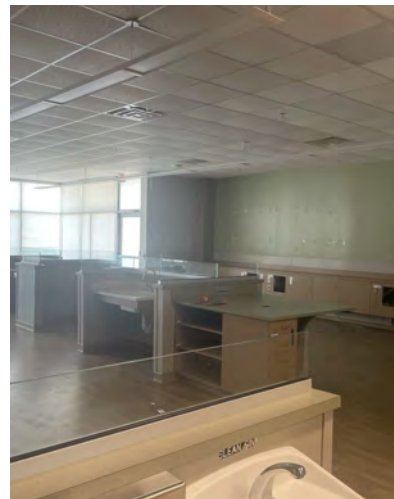
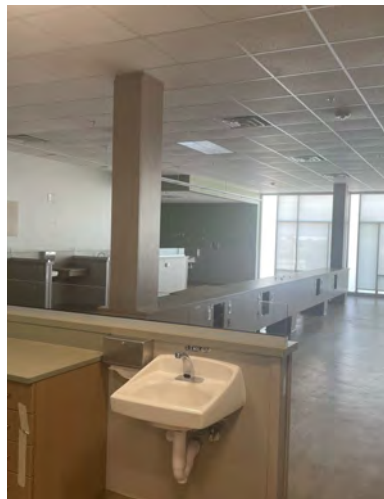
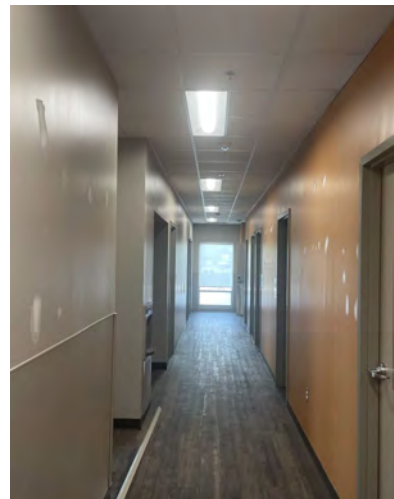
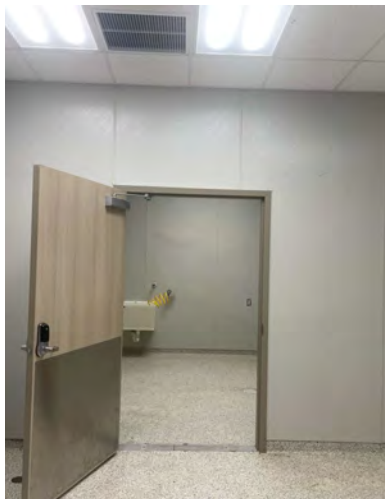


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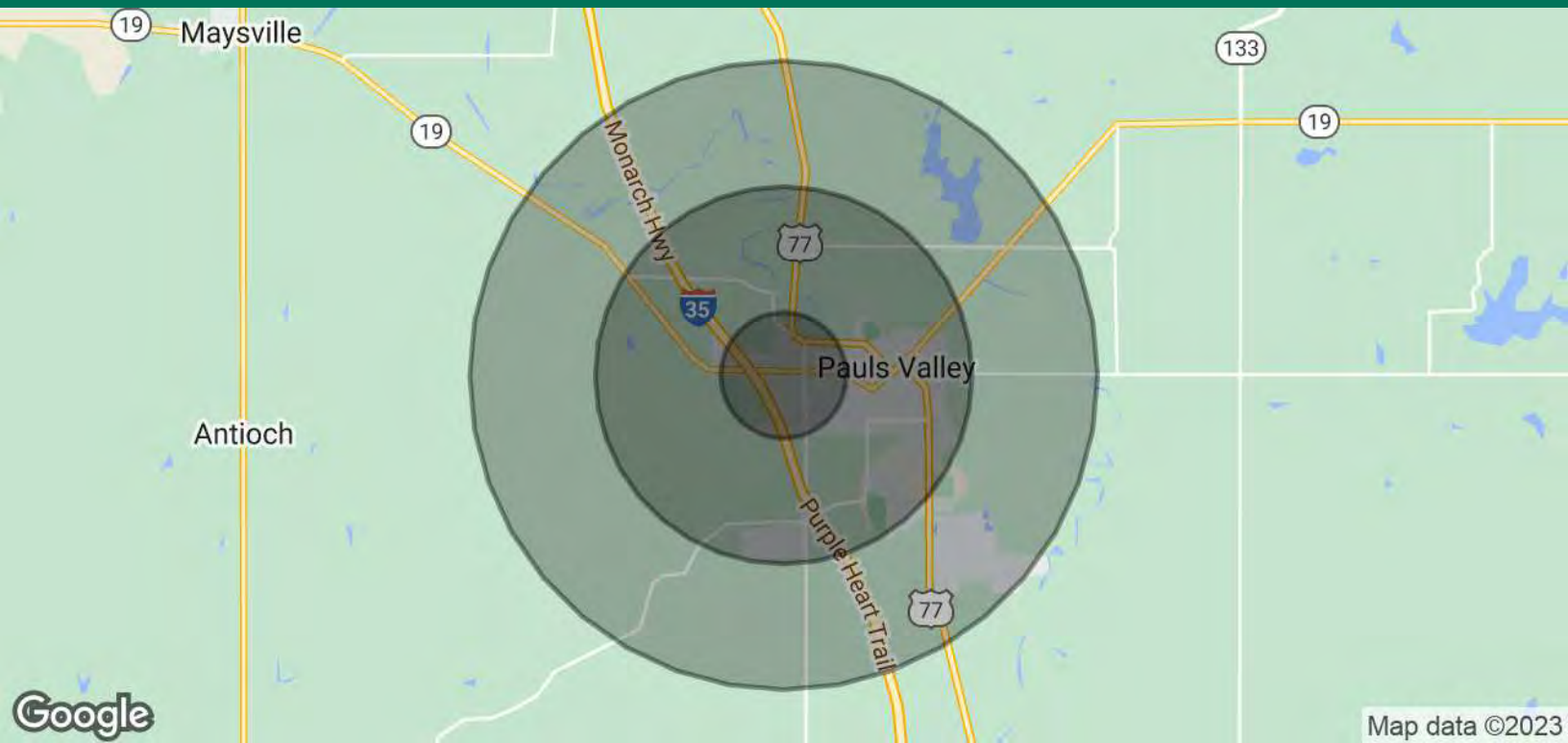


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|----------|----------|----------|
| Total Population | 723 | 4,782 | 7,724 |
| Average Age | 46.6 | 43.3 | 40.8 |
| Average Age (Male) | 45.3 | 43.1 | 40.8 |
| Average Age (Female) | 47.7 | 43.0 | 40.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 372 | 2,497 | 3,803 |
| # of Persons per HH | 1.9 | 1.9 | 2.0 |
| Average HH Income | \$45,527 | \$41,038 | \$43,556 |
| Average House Value | \$90,398 | \$90,413 | \$98,965 |

* Demographic data derived from 2020 ACS - US Census

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