



#### OFFICE SPACE NOW AVAILABLE

Sale Price:	\$1,500,000
Lot Size:	5.57 Acres
Building Size:	21,000 SF
Building Class:	A
Year Built:	2002
Renovated:	2018
Zoning:	Commercial
Market:	Catoosa
Sub Market:	South Catoosa

#### PROPERTY OVERVIEW

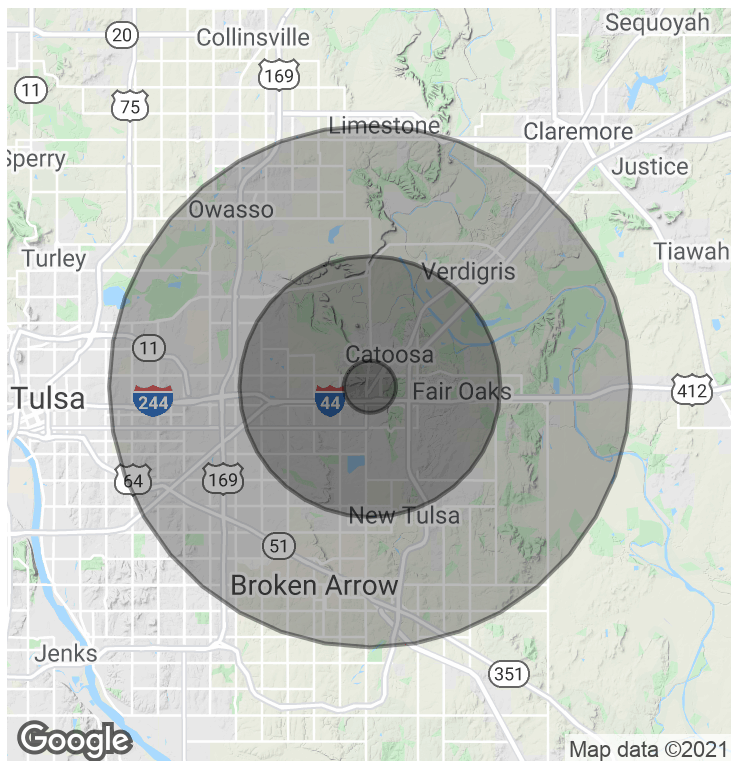
The 21,000 sf facility is located south of Hard Rock Hotel in Catoosa, Oklahoma. The site is approximately 5.57 acres fronted on Highway US 66. The sanctuary seats approximately 200 people along with a fellowship hall, Industrial kitchen along with classrooms presently being used as a daycare.

#### LOCATION OVERVIEW

The property is located northeast of the Hard Rock Hotel off I-44. The facility is positioned directly across from Catoosa High School on U S Highway 66.

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**DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)**

Total Population	240,233
Population Density	240,233
Median Age	33.9
Median Age (Male)	32.6
Median Age (Female)	35.3
Total Households	90,118
# of Persons Per HH	2.7
Average HH Income	\$60,144
Average House Value	\$136,143

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