



OFFERING SUMMARY

Sale Price:	\$949,000
Building Size:	23,736 SF
Price / SF:	\$39.98
	Class B
Built:	1920
Location:	E Choctaw Ave & N Elm St

PROPERTY OVERVIEW

This 100% Leased Office Building is surrounded by the Oklahoma Works, Sallisaw Civic Center, Police Department, County Treasurer, Jodie Lee's Furniture, City Hall and many other vital Sallisaw businesses.

Located two blocks south of the highly traveled W Cherokee Avenue (Highway 55).

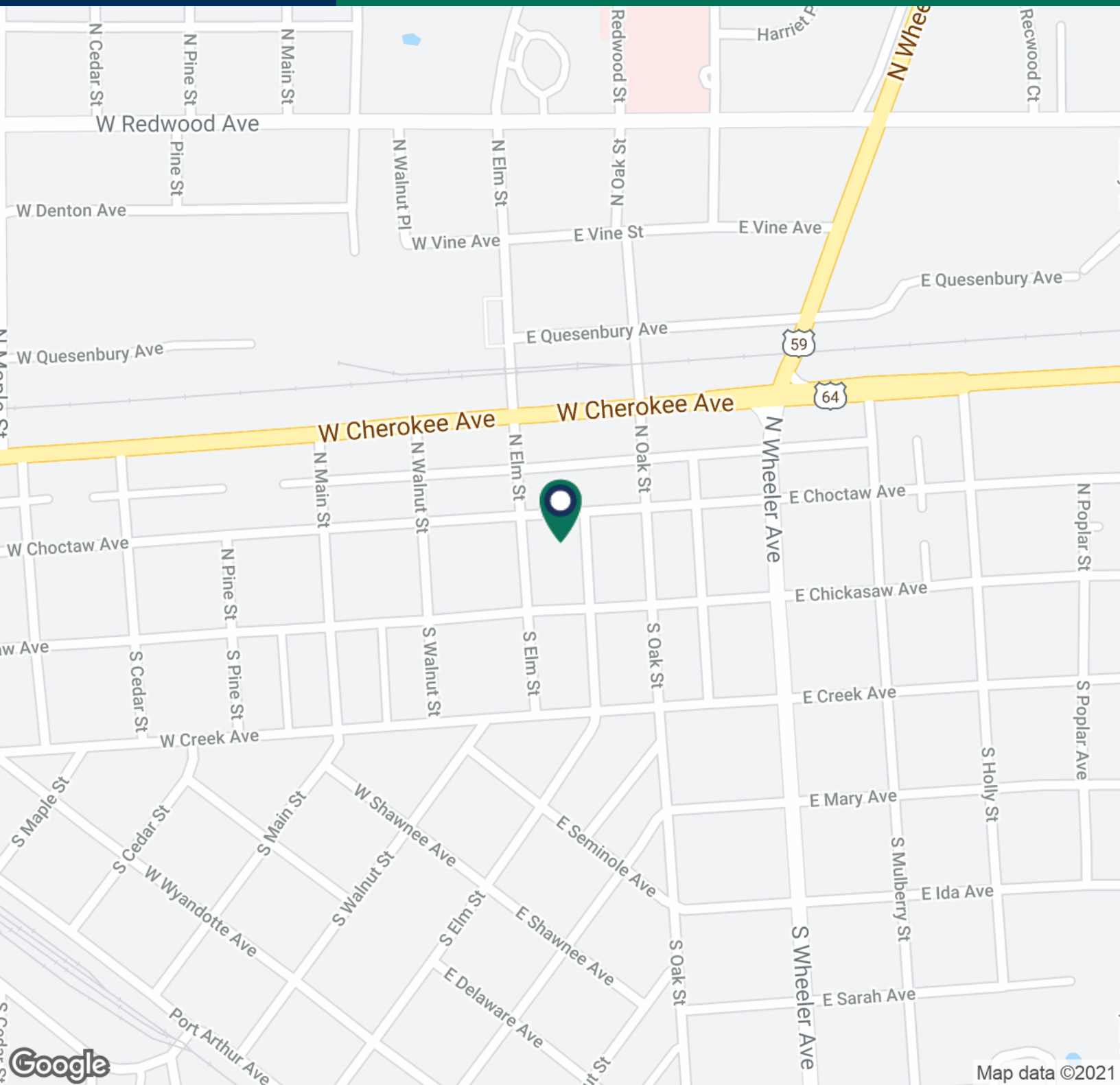
PROPERTY HIGHLIGHTS

- Subject Property is 23,736 Square-Foot of Gross Leasable Area
- Former Bank
- 1/2 Acre Lot
- Tenant: Cherokee Nation
- New Roof
- Located:
 - 30 Minutes from Fort Smith, AR
 - 1.5 Hours from Tulsa
 - 2.5 Hours from OKC

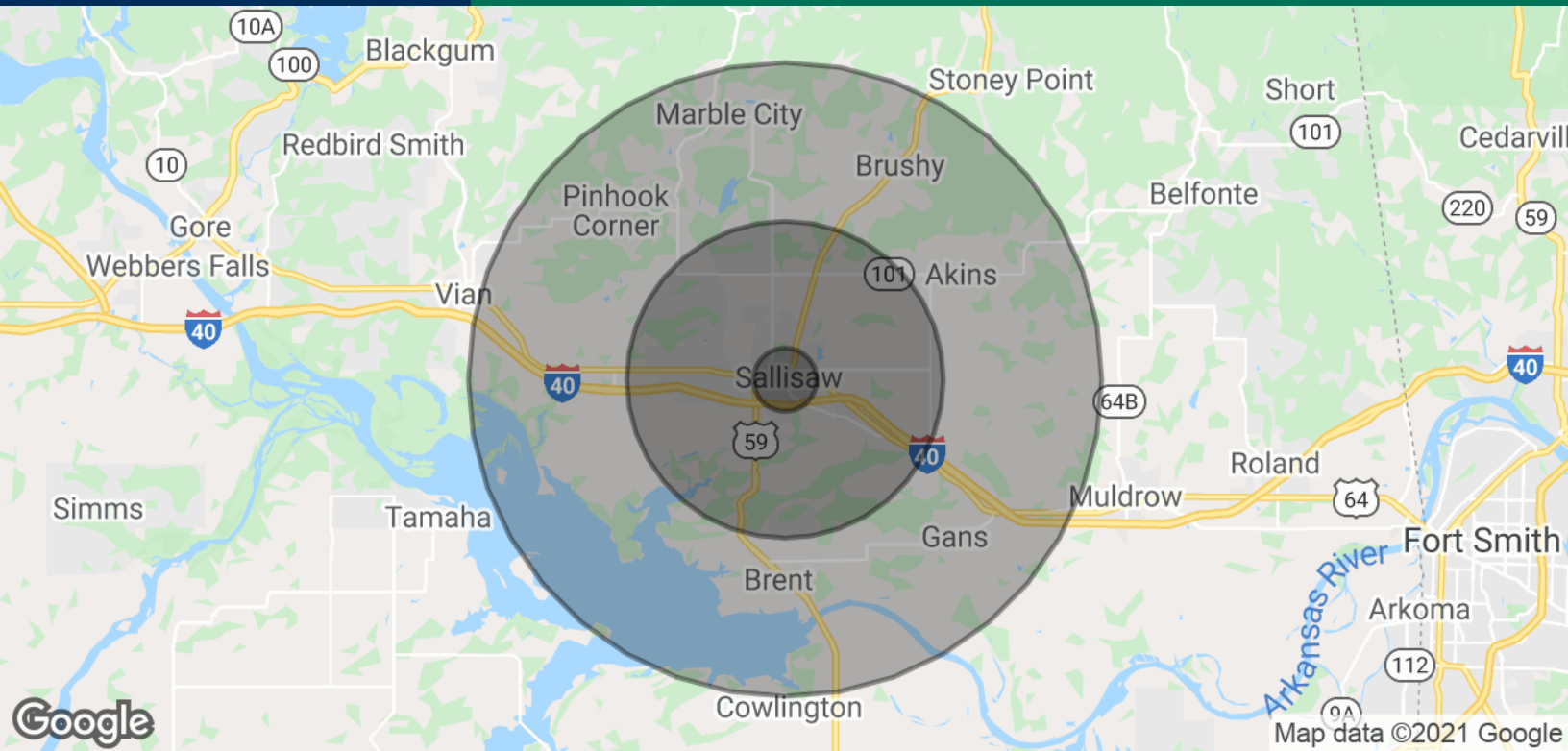
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,505	13,082	21,193
Average age	37.1	36.0	37.4
Average age (Male)	30.6	32.8	35.5
Average age (Female)	39.5	37.2	37.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	581	4,914	7,820
# of persons per HH	2.6	2.7	2.7
Average HH income	\$40,607	\$41,248	\$43,209
Average house value		\$98,570	\$96,383

* Demographic data derived from 2010 US Census

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