

QUALITY PHYSICAL THERAPY AND WELLNESS

1212 S AIR DEPOT BLVD, OKC, OK 73110



C. DEREK JAMES

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Sale Price
\$500,000

Lease Rate
\$12.00 SF/yr (NNN)

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**360° VIRTUAL TOUR****PROPERTY DESCRIPTION**

The space is well-appointed and flexible for any type of medical use. It has smaller exam/therapy rooms as well as gym or meeting areas. The space can be divided and offers the opportunity for subleasing or other passive income. Currently several small offices are sublet on month-to-month status and can stay in place if desired.

LOCATION DESCRIPTION

This property is situated less than 1 mile north of Tinker AFB, and 1 mile east of Rose State College. Considered the heart of Midwest City, Town Center Plaza is due south, less than 1 mile. The Tinker Diagonal (I-40) is less than 1 mile south providing easy access to all points east and west. I -35 is 3 miles west, with Will Rogers World Airport 20 minutes further west and south.

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Spacious interior with flexible layout options
- Ample parking for employees and visitors
- Modern and professional storefront presence
- High-quality construction and well-maintained facilities
- - Easy access to major transportation routes
- Multi-functional space suitable for various businesses
- Energy-efficient HVAC and lighting systems
- Dedicated signage opportunities for branding
- Close proximity to amenities and services

OFFERING SUMMARY

Sale Price:	\$500,000
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Lease Rate:	\$12.00 SF/yr (NNN)
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Available SF:	4,048 SF
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Building Size:	4,048 SF
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TRAFFIC COUNTS

S Airport Blvd	north	23,486
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S Air Depot Blvd	south	24,818
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SE 15th St	east	18,748
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SE 15th St	west	21,314
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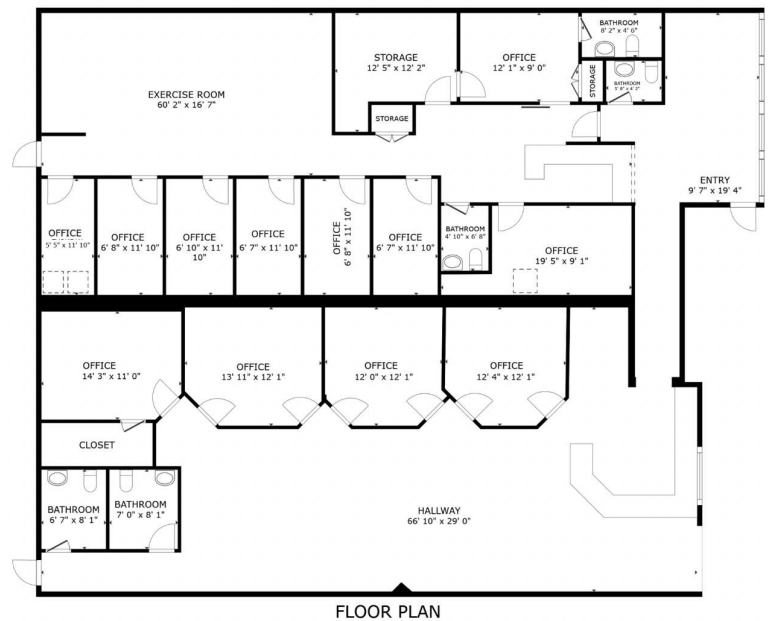
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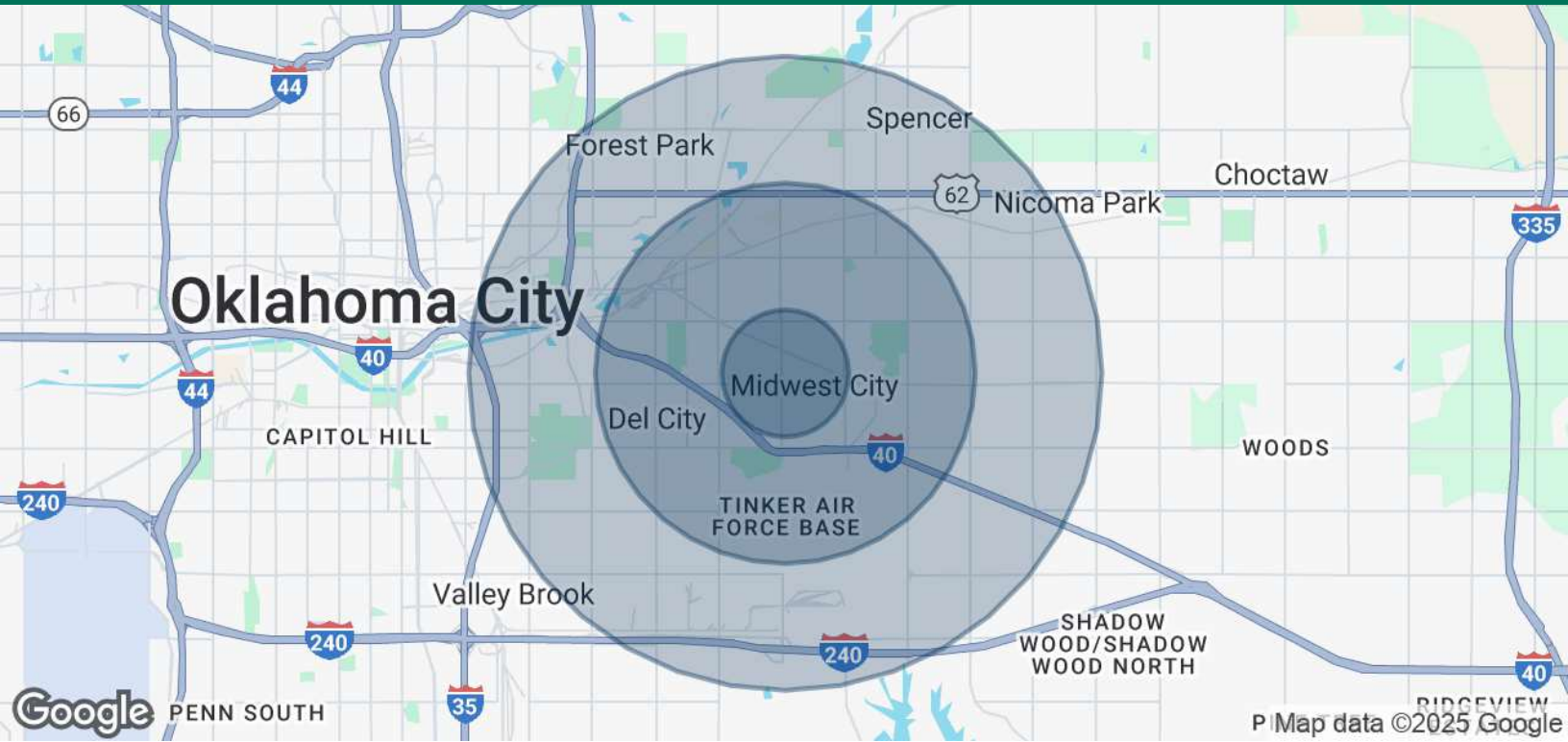
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,452	64,575	121,181
Average Age	38	39	39
Average Age (Male)	36	37	37
Average Age (Female)	39	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,429	26,729	49,137
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$56,487	\$64,960	\$66,638
Average House Value	\$138,603	\$165,520	\$173,885

Demographics data derived from AlphaMap

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