



OFFERING SUMMARY

| | |
|----------------|-------------------------|
| Sale Price: | \$595,000 |
| Building Size: | 5,012 SF |
| Available SF: | 5,012 SF |
| Lot Size: | 0.22 Acres |
| Price / SF: | \$118.72 |
| Zoning: | D - 3 Office Commercial |
| Market: | Oklahoma City MSA |
| Submarket: | Edmond |

PROPERTY OVERVIEW

The Affiliate Physical Therapist Building consists of 5,012 SF that can be subdivided into three units. Current setup for a single tenant the building features a built-in reception desk with a waiting room, several offices, treatment rooms, and a large open physical therapy area. Seller is willing to finance.

PROPERTY HIGHLIGHTS

- Sale List Price: \$595,000
- Lease Rate: \$12 - \$15.00/MG
- 5,012 SF
- 0.22 Acres (9,583 SF)
- Built in 1985
- 20 Parking spaces
- Zoned D-3 Office Commercial

AARON DIEHL
405.843.7474 x255
adiehl@priceedwards.com
priceedwards.com

TOM FIELDS
405.239.1205
tfields@priceedwards.com
priceedwards.com



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total population | 7,801 | 63,283 | 109,077 |
| Median age | 30.5 | 32.2 | 34.0 |
| Median age (Male) | 28.0 | 29.9 | 32.5 |
| Median age (Female) | 32.6 | 34.5 | 35.3 |
| Total households | 3,048 | 24,280 | 41,128 |
| Total persons per HH | 2.6 | 2.6 | 2.7 |
| Average HH income | \$68,502 | \$76,496 | \$90,549 |
| Average house value | \$129,617 | \$191,224 | \$239,613 |

EC Hafer Park

Pelican Bay Aquatic Center

AARON DIEHL
405.843.7474 x255
adiehl@priceedwards.com
priceedwards.com

TOM FIELDS
405.239.1205
tfields@priceedwards.com
priceedwards.com