

GOVERNMENT LEASED INVESTMENT PROPERTY 502 George Glenn Blvd Sallisaw, OK 74955

502 George Glenn Blvd

Sallisaw, Oklahoma

GIRMA MOANING Retail Investment Specialist 405.239.1244 gmoaning@priceedwards.com priceedwards.com

PRICE EDWARDS

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ONLINE AUCTION - OCT. 3 - 6, 2022Sale Price:Subject To OfferBuilding Size:30,586 SF

Lot Size:

Year Built:

NOI:

7.40 Acres

\$287.761

PROPERTY OVERVIEW

A well-maintained 30,586 SF office building situated over 7.39-acres in Sallisaw, OK. In a prime location just one mile from major thoroughfare I-40.

Prime investment opportunity to acquire a cash-flowing property with a stabilized tenancy.

Surrounded by several conveniences and amenities within a brief five-mile radius. Diversified property with the ability to utilize for both office and industrial use.

2011 **PROPERTY HIGHLIGHTS**

- New Roof
- Adjacent to Carl Albert State College
- The submarket is now at capacity
- Near Logistics Hubs
- 30 Minutes from Fort Smith, AR
- 1.5 Hours from Tulsa
- 2.5 Hours from Oklahoma City

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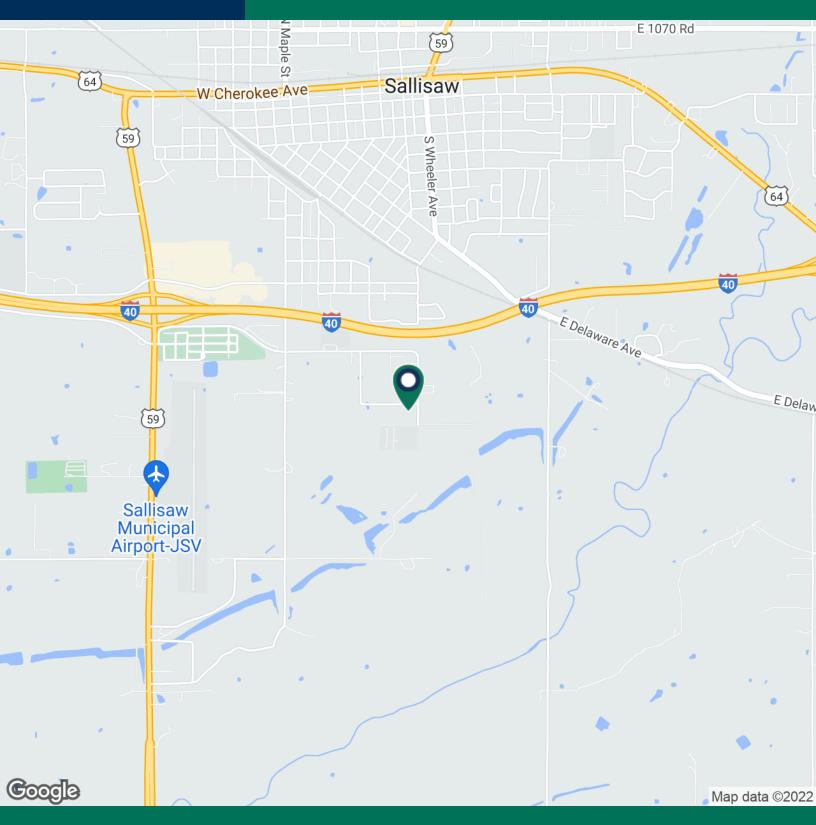
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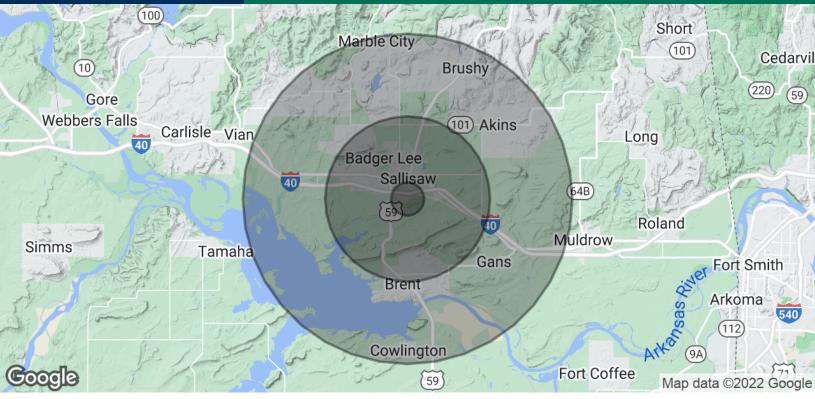


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,526	13,155	21,254
Average age	37.8	35.9	37.3
Average age (Male)	30.2	32.7	35.3
Average age (Female)	40.5	37.1	37.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	593	4,933	7,852
# of persons per HH	2.6	2.7	2.7
Average HH income	\$40,710	\$41,284	\$42,963
Average house value		\$97,554	\$95,566
* Demographic data derived from 2020 ACS - US Census			

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