



502 George Glenn Blvd

Sallisaw, Oklahoma

GIRMA MOANING
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OFFERING SUMMARY

Sale Price:	\$2,300,000
Building Size:	30,586 SF
Lot Size:	7.40 Acres
NOI:	\$287,761
Year Built:	2011

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.

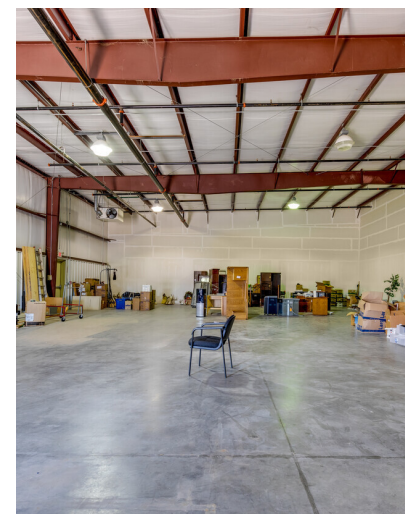
Prime investment opportunity to acquire a cash-flowing property with a stabilized tenancy. Year-to Year Lease in place.

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.

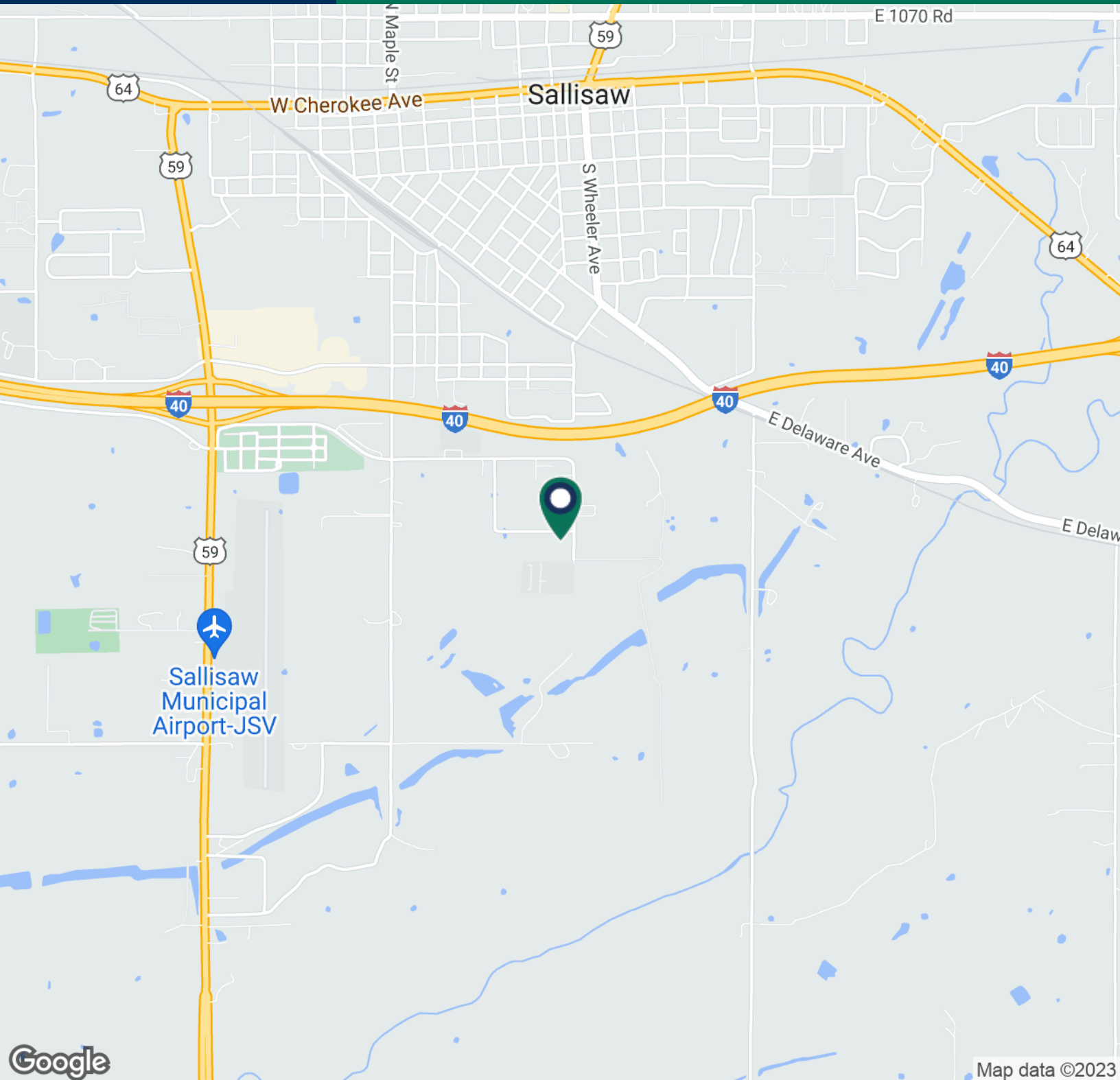
PROPERTY HIGHLIGHTS

- 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

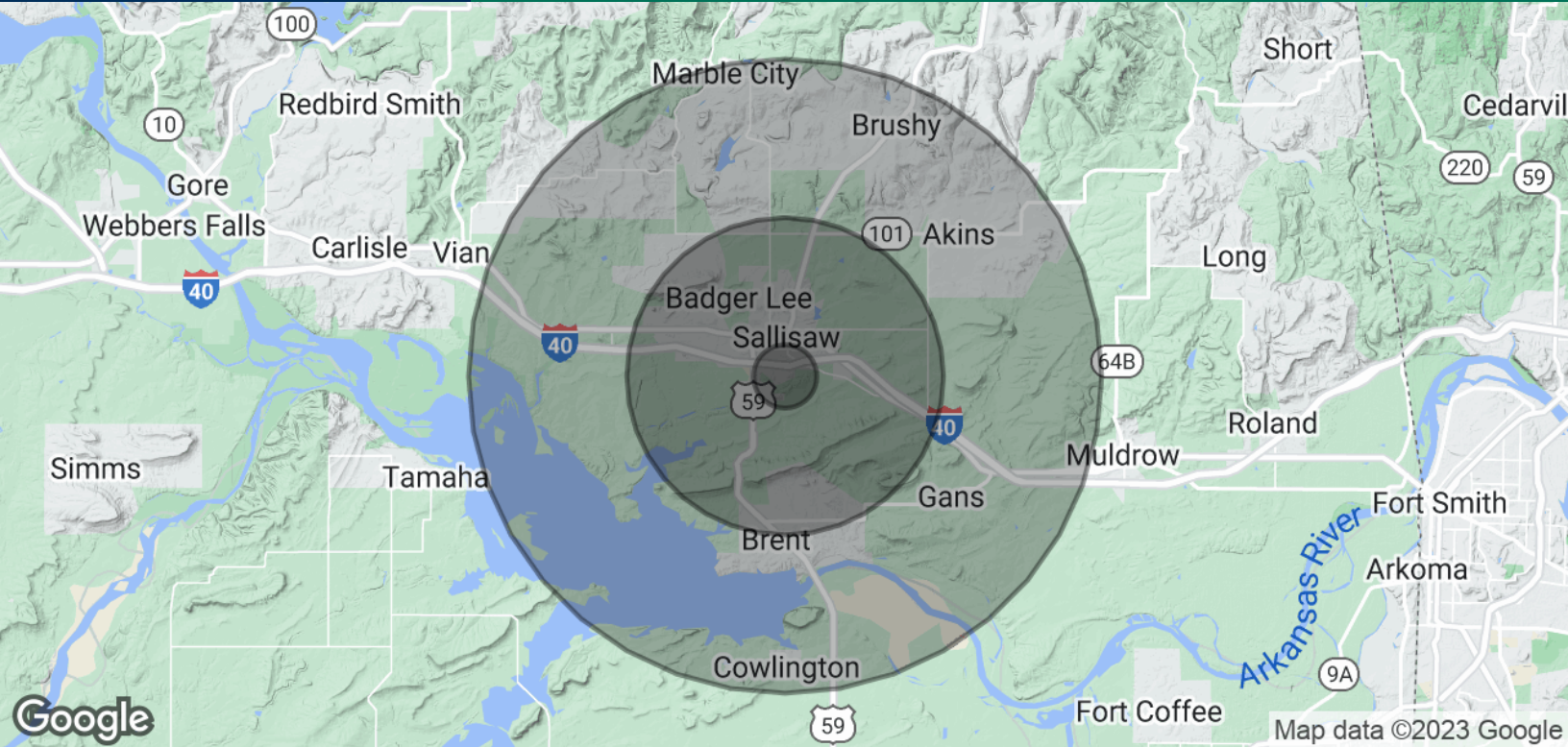
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POPULATION

	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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