

904 S AIR DEPOT BLVD

MIDWEST CITY, OK 73110



EV ERNST

retail specialist
ernst@pricedwards.com
O: 405.843.7474

Sale Price
\$540,000

Lease Rate
\$20.00 SF/yr (NNN)

904 S AIR DEPOT BLVD

MIDWEST CITY, OK 73110



PROPERTY HIGHLIGHTS

- Freestanding building with Drive Thru available for Sale or Lease
- Located along the heavily trafficked area of Air Depot Boulevard in the heart of Midwest City
- Pylon Signage Available
- Just minutes from Tinker Air Force Base

OFFERING SUMMARY

Sale Price:	\$540,000
Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	2,536 SF
Lot Size:	18,200 SF
Building Size:	2,536 SF
Year Built:	1966

EV ERNST

ernst@priceedwards.com

O: 405.843.7474

904 S AIR DEPOT BLVD

MIDWEST CITY, OK 73110



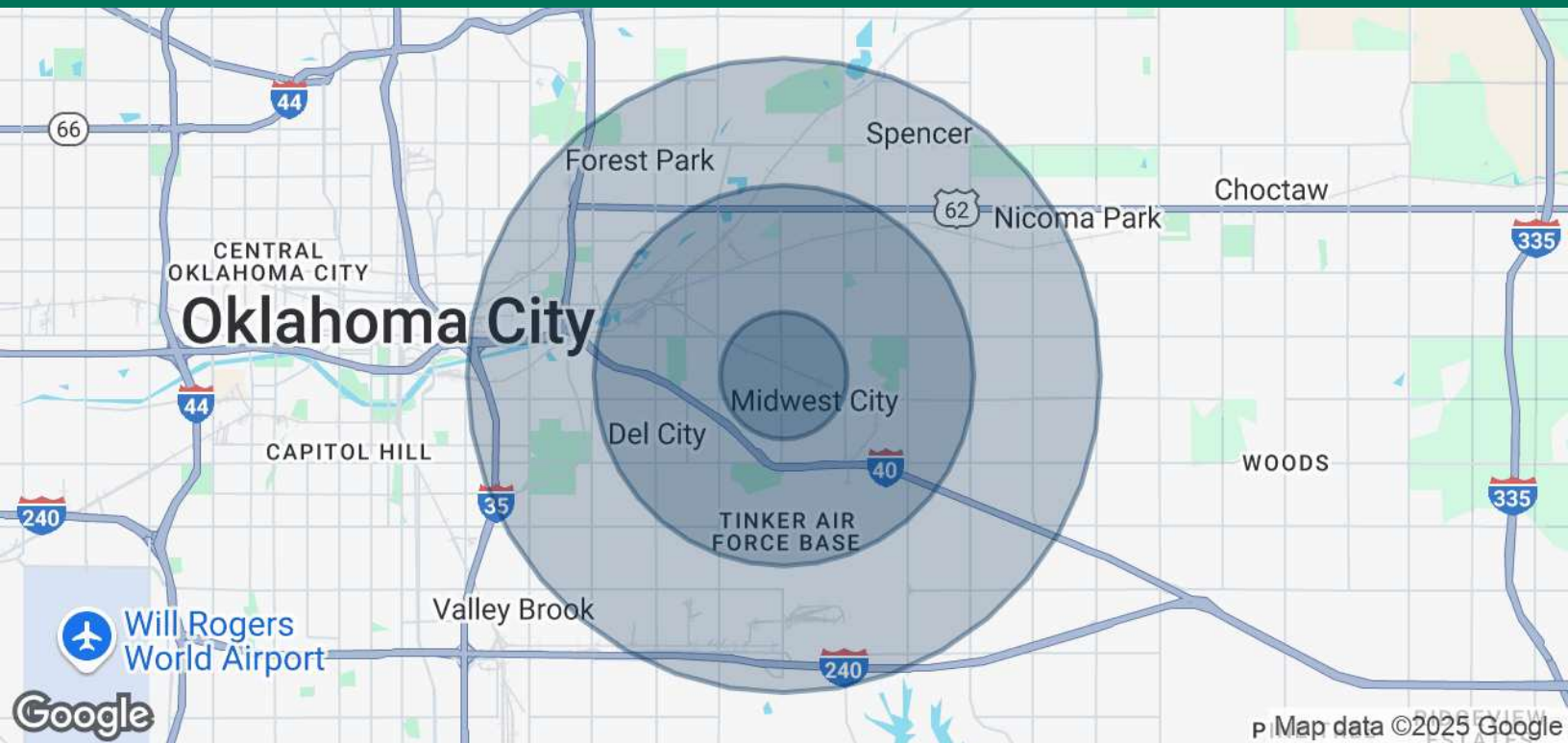
EV ERNST

ernst@priceedwards.com

O: 405.843.7474

904 S AIR DEPOT BLVD

MIDWEST CITY, OK 73110



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,459	63,097	121,181
Average Age	38	39	39
Average Age (Male)	37	37	37
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,370	26,188	49,137
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$59,419	\$64,548	\$66,638
Average House Value	\$141,428	\$165,193	\$173,885

Demographics data derived from AlphaMap

02172025

EV ERNST

eernst@priceedwards.com

O: 405.843.7474