

FORMER BIG CATS GYMNASISTICS BUILDING

135 S OHIO AVE, ATOKA, OK 74525



## PROPERTY DESCRIPTION

Prime downtown location in Atoka! This historic 6,500 square foot building offers a versatile layout, upgraded electrical systems, and a new specialty roof. With potential for multiple lease spaces, plus a half city lot included, there's ample opportunity for income generation. Situated just a block away from the popular Reba's Place, and surrounded by thriving businesses, the property enjoys high foot traffic. Future development plans in the area, including a new Marriott hotel just two blocks away, promise continued growth. Whether you're an investor or an entrepreneur, this property is primed for success!

## PROPERTY HIGHLIGHTS

- Renovated - 2016
- Electrical upgrades - 2012
- Specialty roof installed - 2016
- Open Floor Plan



## BRANDY RUNDEL

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## OFFERING SUMMARY

<b>Sale Price:</b>	\$375,000
<b>Lease Rate:</b>	\$4,000.00 per month (NNN)
<b>Available SF:</b>	6,500 SF
<b>Lot Size:</b>	8,148 SF
<b>Building Size:</b>	6,500 SF

## NEW AIRPORT

The FAA has approved the consultant & awarded Atoka a grant to provide for the Masterplan & Site Selection. The Airport will accommodate larger aircraft. Leading to more significant tourism, industry leadership, & site selector access.

It will include partnerships with advanced aviation industries on adjacent property & will take approximately 4 years to complete.

## TRAFFIC COUNTS IN ATOKA, OK

- Hwy 69/75 has average of 23,873 vpd in 2023
- Hwy 3 & 7, located North & South of Atoka have an add'l 9,700 vpd in 2023



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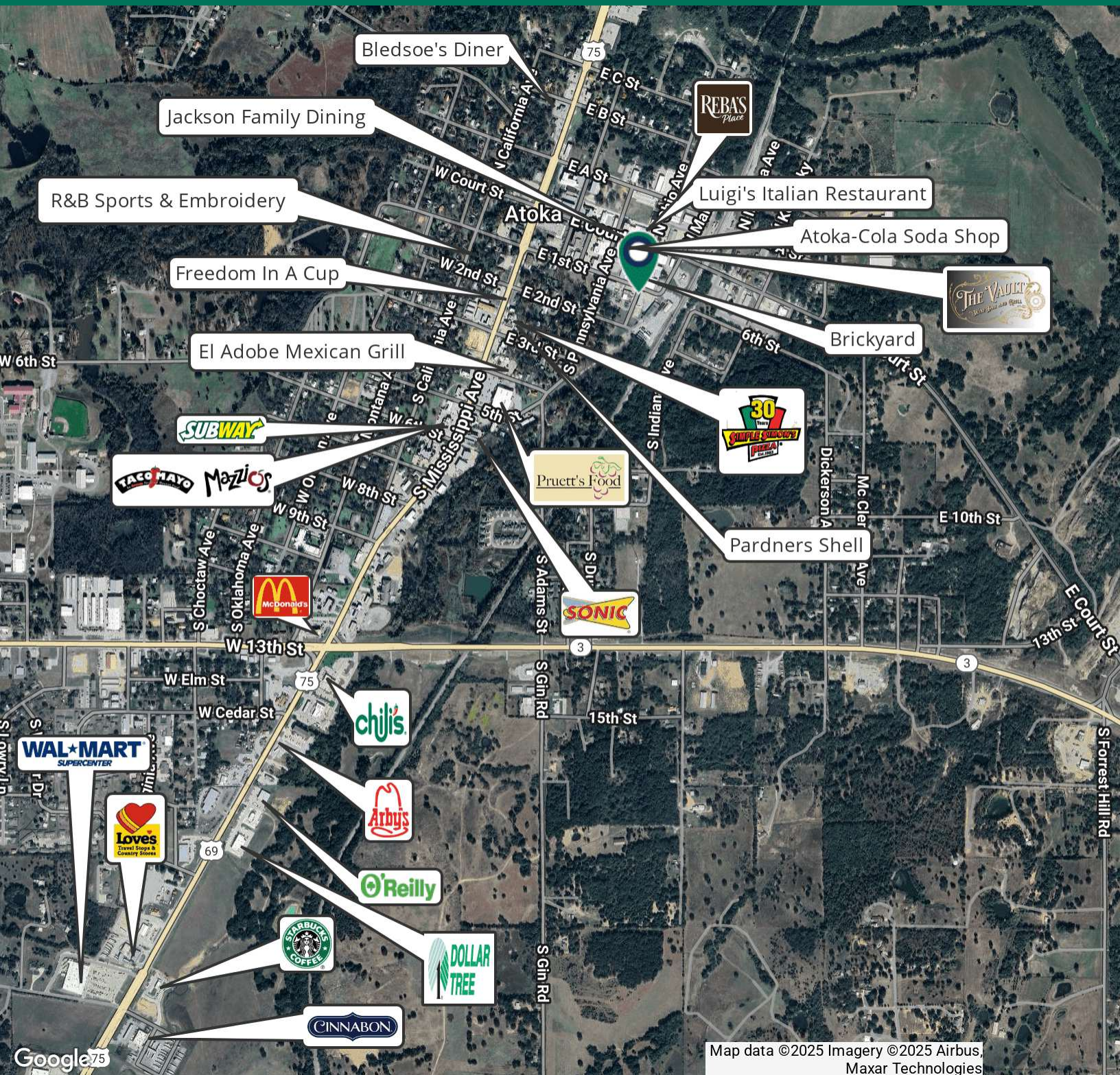
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Maxar Technologies

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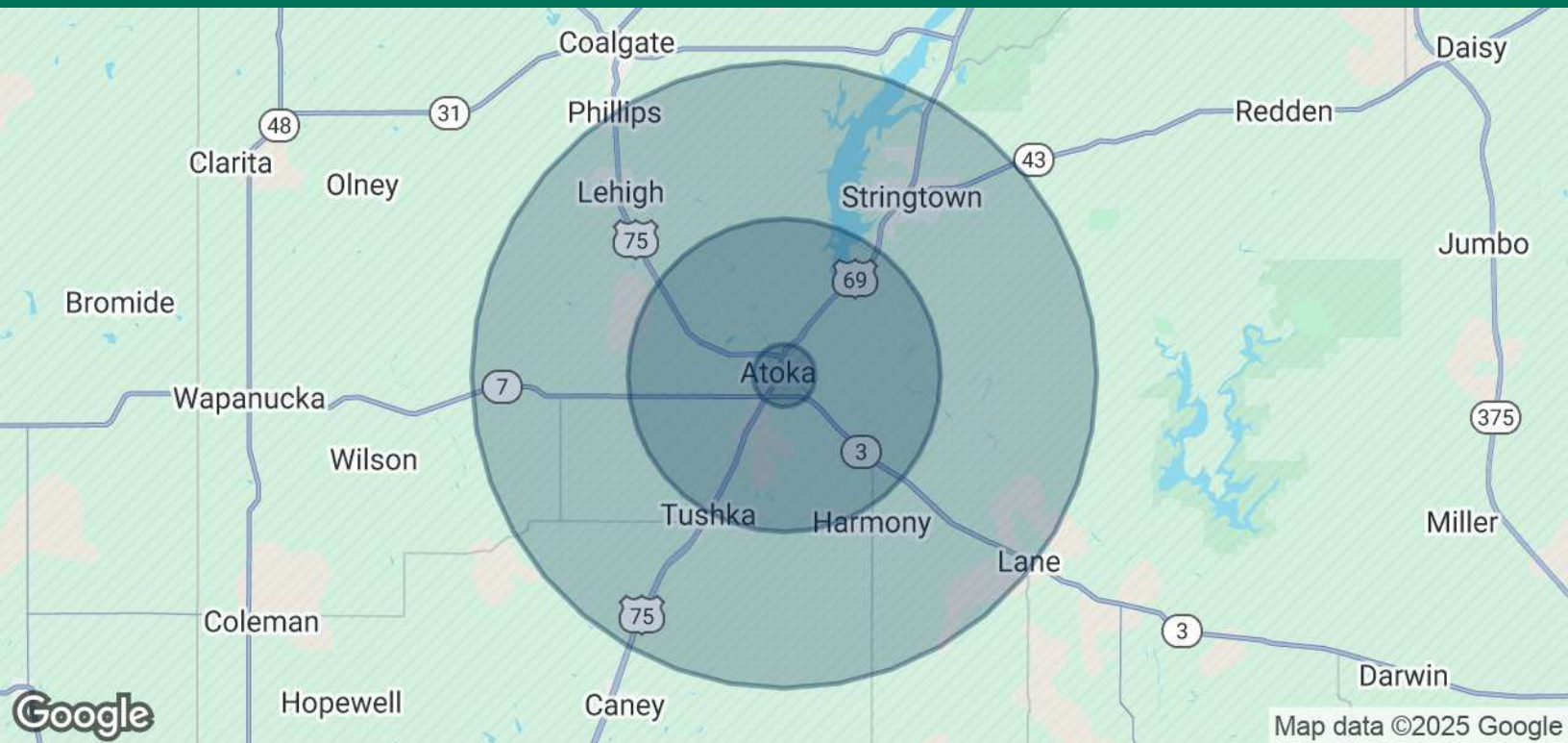
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,132	4,718	8,265
Average Age	40	41	41
Average Age (Male)	38	39	40
Average Age (Female)	42	43	43
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	706	1,667	2,654
# of Persons per HH	3	2.8	3.1
Average HH Income	\$64,221	\$64,713	\$67,124
Average House Value	\$129,240	\$159,630	\$175,140

Demographics data derived from AlphaMap

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