



OFFERING SUMMARY

Sale Price:	\$3,600,000
Lease Rate:	\$10.00/SF/YR (NNN)
Building Size:	36,568 SF
Building Dimensions:	180' x 200'
Lot Size:	2.28 Acres
Roof Deck:	18.0 FT
Year Built:	1999
Zoning:	CS
Parking:	160+ Spaces
Docks:	One (1) Grade Level
Signage:	Two (2) Pylon Signs
Traffic Counts	91st Street - 16,998 CPD Memorial Dr. - 26,663 CPD

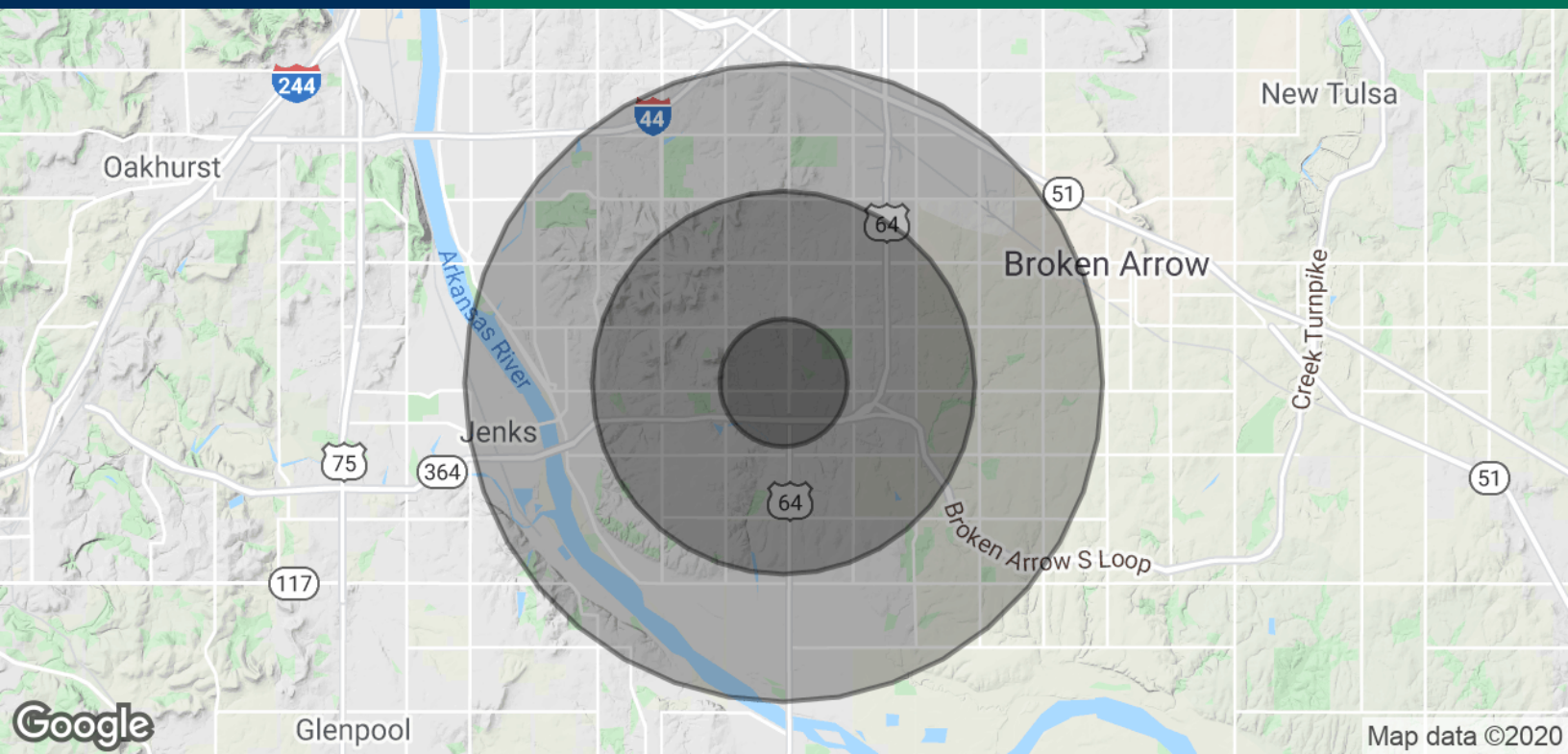
PROPERTY OVERVIEW

The single-tenant building is situated in the NW corner of a heavily retailed intersection among a total square footage of 87,568 total SF. Neighboring retailers include Chase Bank, McDonald's, Bounce U, The Big Biscuit, Oliveto Italian Bistro, and Brook Restaurant.

LOCATION OVERVIEW

Located on the NWC of 91st Street and South Memorial Drive with easy access to the Creek Turnpike and Highway 169. Close proximity to shopping, restaurants, banking and lodging.

MATT SURRETT
918.394.1000
msurrett@priceedwards.com
priceedwards.com



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,537	86,302	184,306
Average age	34.8	38.1	38.4
Average age (Male)	33.8	37.0	37.2
Average age (Female)	35.7	38.9	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,924	36,615	75,563
# of persons per HH	2.3	2.4	2.4
Average HH income	\$84,519	\$88,644	\$87,479
Average house value	\$217,734	\$222,279	\$223,395

** Demographic data derived from 2010 US Census*