



Medical Office Building | For Sale / Lease
\$1,500,000 or \$18/SF +NNN | 5,700 SF | 1 Acre

1111 NEO LOOP RD GROVE, OK 74344



NEIL DAILEY, SIOR

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Property Highlights

STAND-ALONE MEDICAL OFFICE BUILDING FOR SALE/LEASE IN THE GROVE BUSINESS PARK

PROPERTY AMENITIES

- Two (2) Mens & Two (2) Women's ADA-Compliant Restrooms
- One (1) Large Conference room, Kitchen/Break room, and open waiting area with reception.
- Three (3) Hard Walled Office
- Four (4) Exam Rooms
- Expansive open area
- Significant storage space throughout

NEARBY AMENITIES:

- Abundant On-site Parking
- Proximate location to the Integris Health Gove Hospital and Grand Lake
- Convenient access to Highway 10 & 59, Major Retailers, and the Grove Sports & Recreation Complex

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PROPERTY PHOTOS

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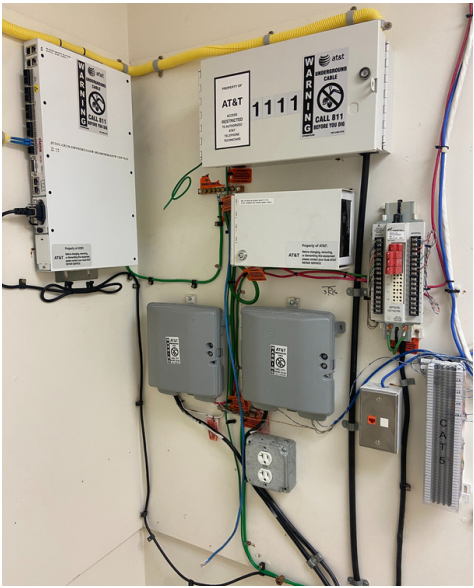
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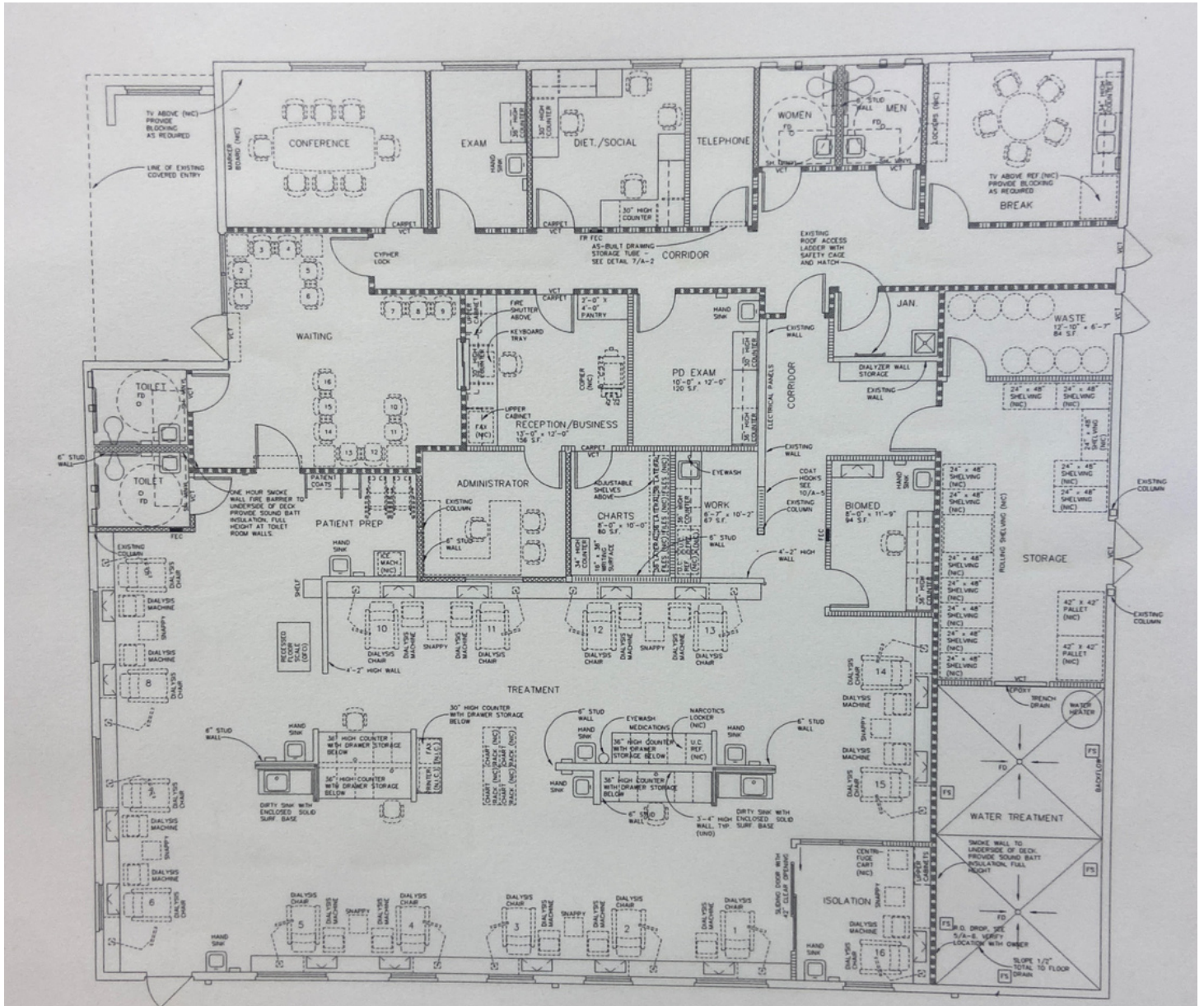
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FLOOR PLAN

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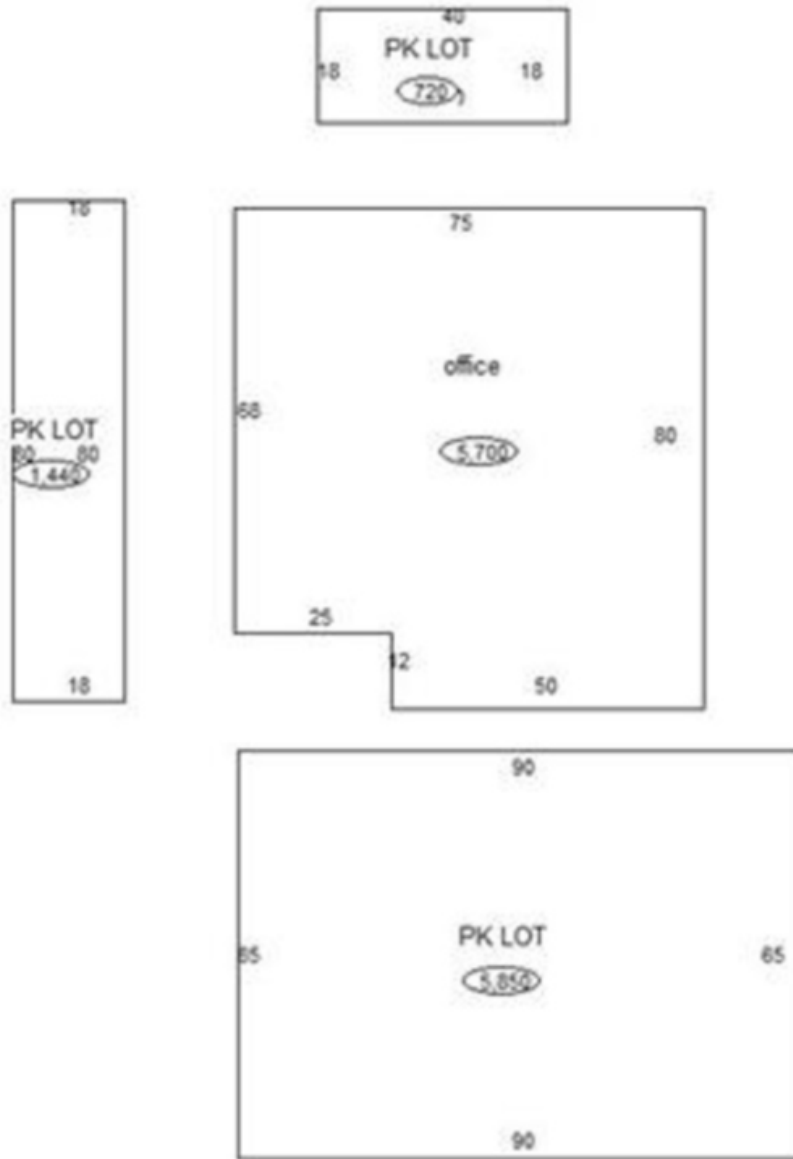
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SITE PLAN

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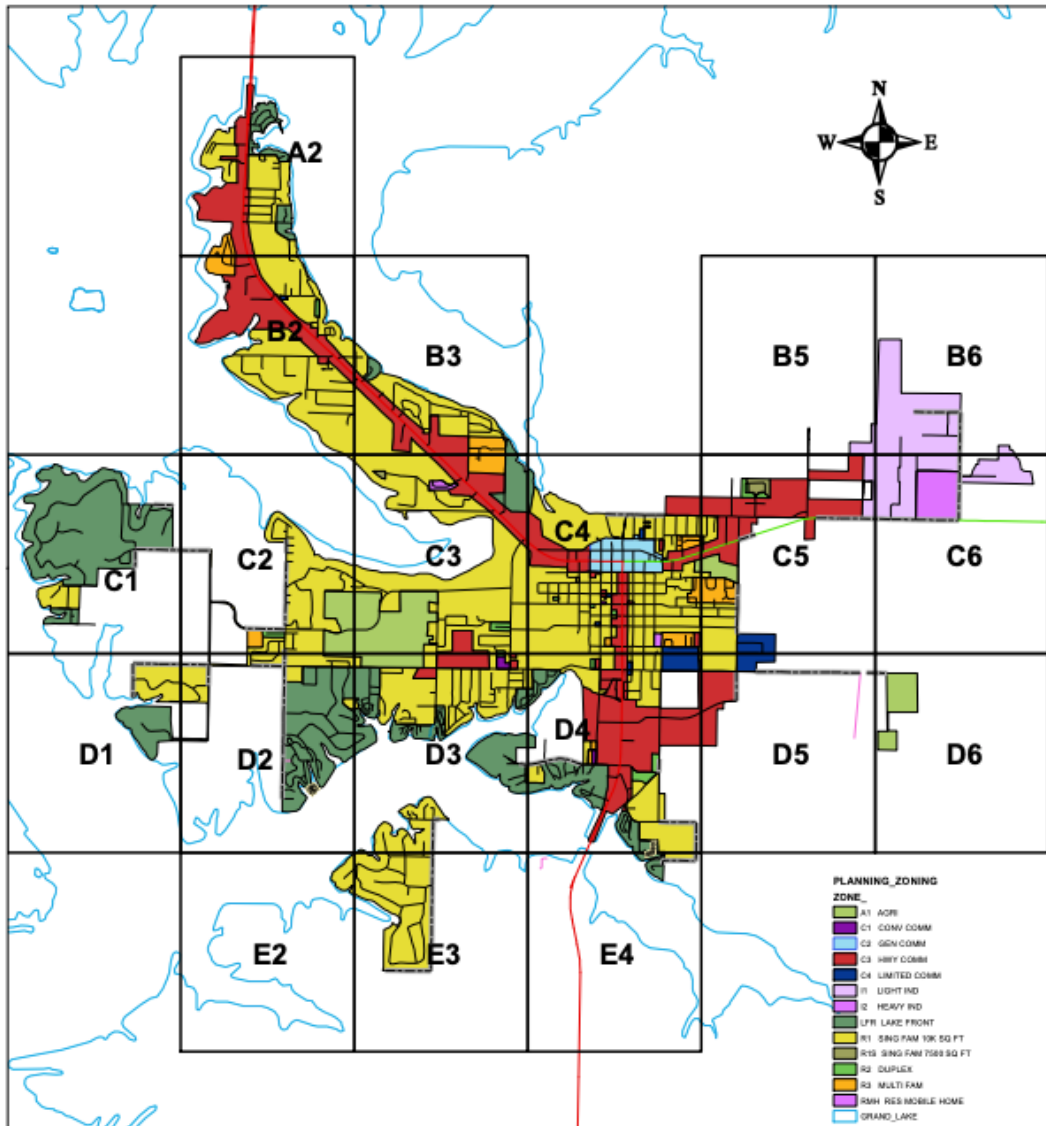
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ZONING MAP

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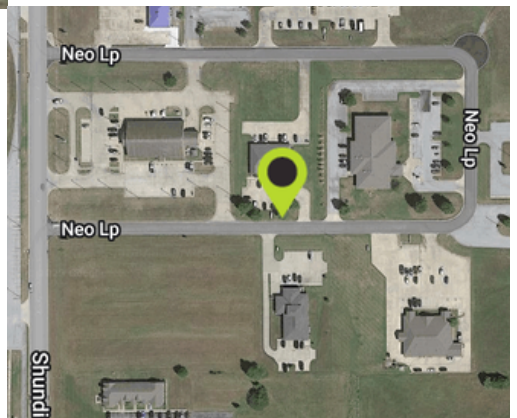
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LOCATION OVERVIEW

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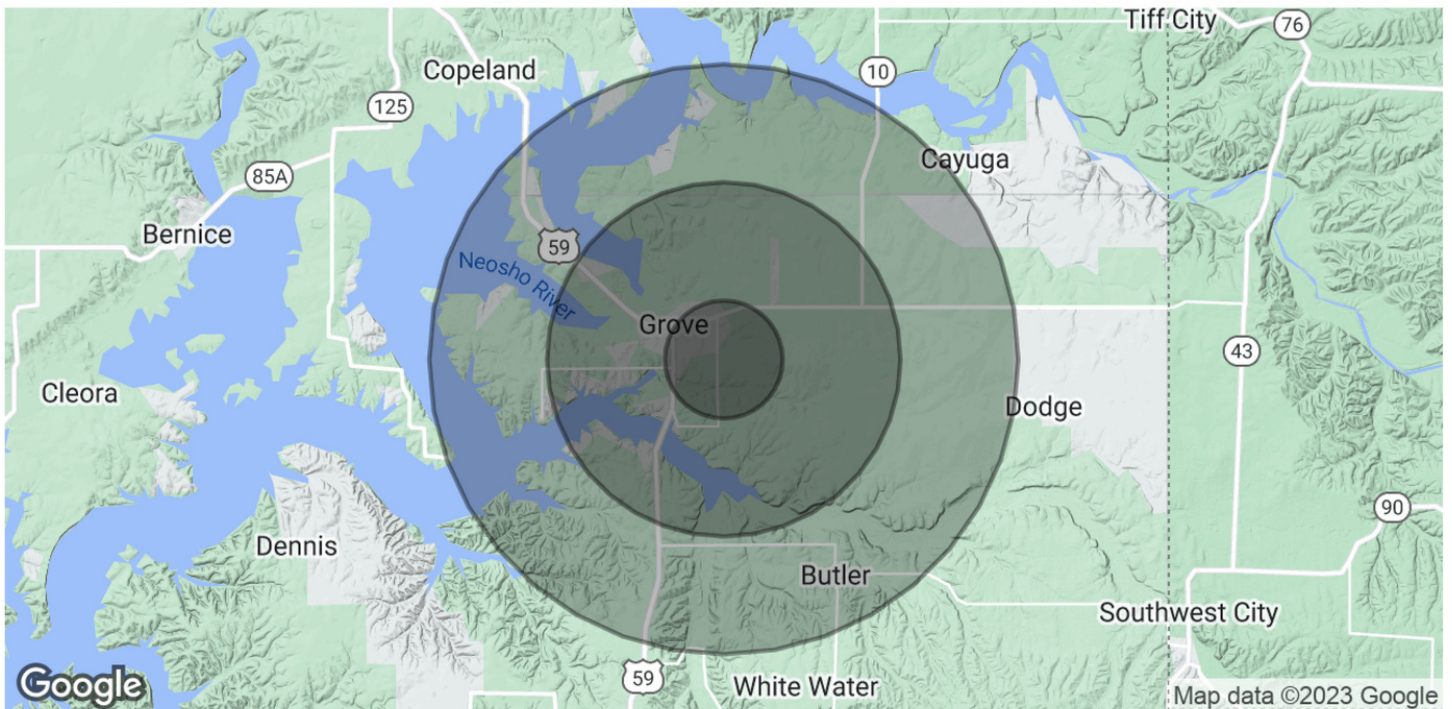
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COMMUNITY OVERVIEW

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,489	5,749	12,647
Average Age	42.4	46.5	48.9
Average Age (Male)	29.8	41.1	46.4
Average Age (Female)	50.0	50.0	51.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	750	3,183	7,329
# of Persons per HH	2.0	1.8	1.7
Average HH Income	\$48,118	\$48,844	\$48,932
Average House Value	\$174,907	\$178,791	\$183,798

* Demographic data derived from 2020 ACS - US Census



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