

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,863,233
Lease Rate:	\$15.50 SF/yr (NNN)
Building Size:	21,936 SF
Available SF:	2,000 - 21,936 SF
Lot Size:	179,520 SF
Year Built:	1986
Renovated:	2008

LOCATION OVERVIEW

Exceptional opportunity to acquire or lease a 21,936 SF medical and office building in Midwest City, strategically positioned just off S. Douglas Blvd. This high-visibility property boasts modern infrastructure, ample parking, and flexible space suitable for a range of medical uses. Ideal for clinics or healthcare providers seeking a well-located facility with excellent accessibility and robust traffic exposure. A prime investment in a growing market.

SPACES	LEASE RATE	SPACE SIZE
Available	\$15.50 SF/yr	2,000 - 21,936 SF

TYLER HUXLEY
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ADDITIONAL PHOTOS



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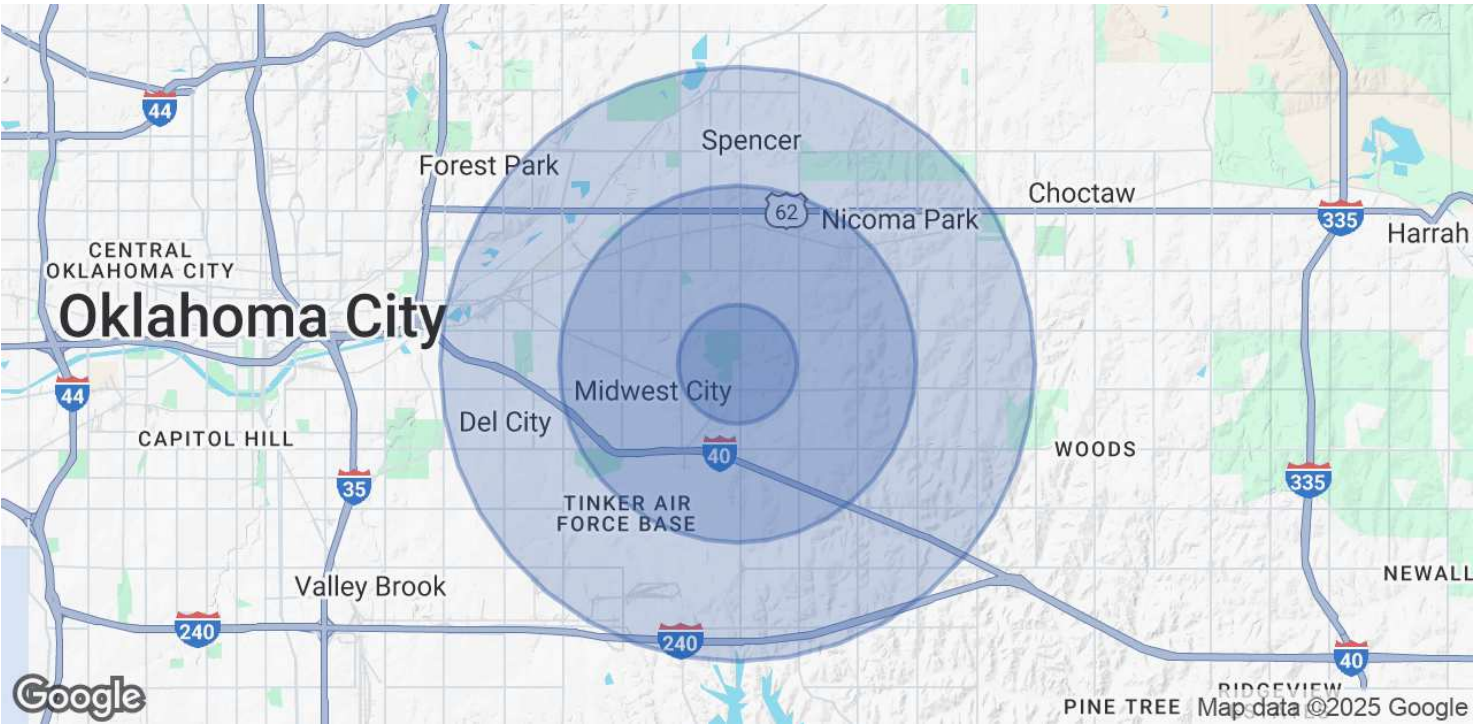
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,319	57,932	105,134
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,956	24,279	42,535
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$77,886	\$71,296	\$75,084
Average House Value	\$228,249	\$191,114	\$192,850

Demographics data derived from AlphaMap

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