

FOR SALE

3424 NW 135TH  
STREET

3424 NORTHWEST 135TH STREET, OKLAHOMA  
CITY, OK 73120



**BANTA**  
Property Group

**BANTA PROPERTY GROUP, LLC**

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## OFFERING SUMMARY

Sale Price:	\$800,000
Building Size:	2,491 SF
Available SF:	2 units
Lot Size:	0.254 Acres
Number of Units:	11
Price / SF:	\$321.16
Cap Rate:	11.27%
NOI:	\$90,155
Zoning:	PUD 249

## PROPERTY OVERVIEW

Located in a prime area, this exceptional free-standing building is currently being operated as a high-end salon and features multiple rooms with luxurious finish throughout. The property offers a spacious, well-designed layout perfect for variety of uses, with a serene atmosphere and an abundance of natural light.

Situated in a highly desirable location just off Memorial Road, the building enjoys convenient access to both the Kilpatrick Turnpike and State Highway 74 (Lake Hefner Parkway), providing easy connectivity to the broader Oklahoma City metro area

## PROPERTY HIGHLIGHTS

- Attractive Free Standing Building
- High end finishes
- High end salon

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SUITE	TENANT NAME	ANNUAL RENT	LEASE END
101	-	\$16,640	8/25/2025
102	-	\$16,120	4/12/2025
103	-	\$16,120	1/23/2025
104	-	\$16,120	8/25/2025
105	-	\$10,400	1/19/2026
106	Vacant	-	-
107	-	\$15,340	10/1/2025
108	-	\$15,340	6/30/2025
109	-	\$15,340	3/27/2025
110	-	\$15,340	6/20/2025
111	Vacant	-	-
<b>TOTALS</b>		<b>\$136,760</b>	
<b>AVERAGES</b>		<b>\$15,196</b>	

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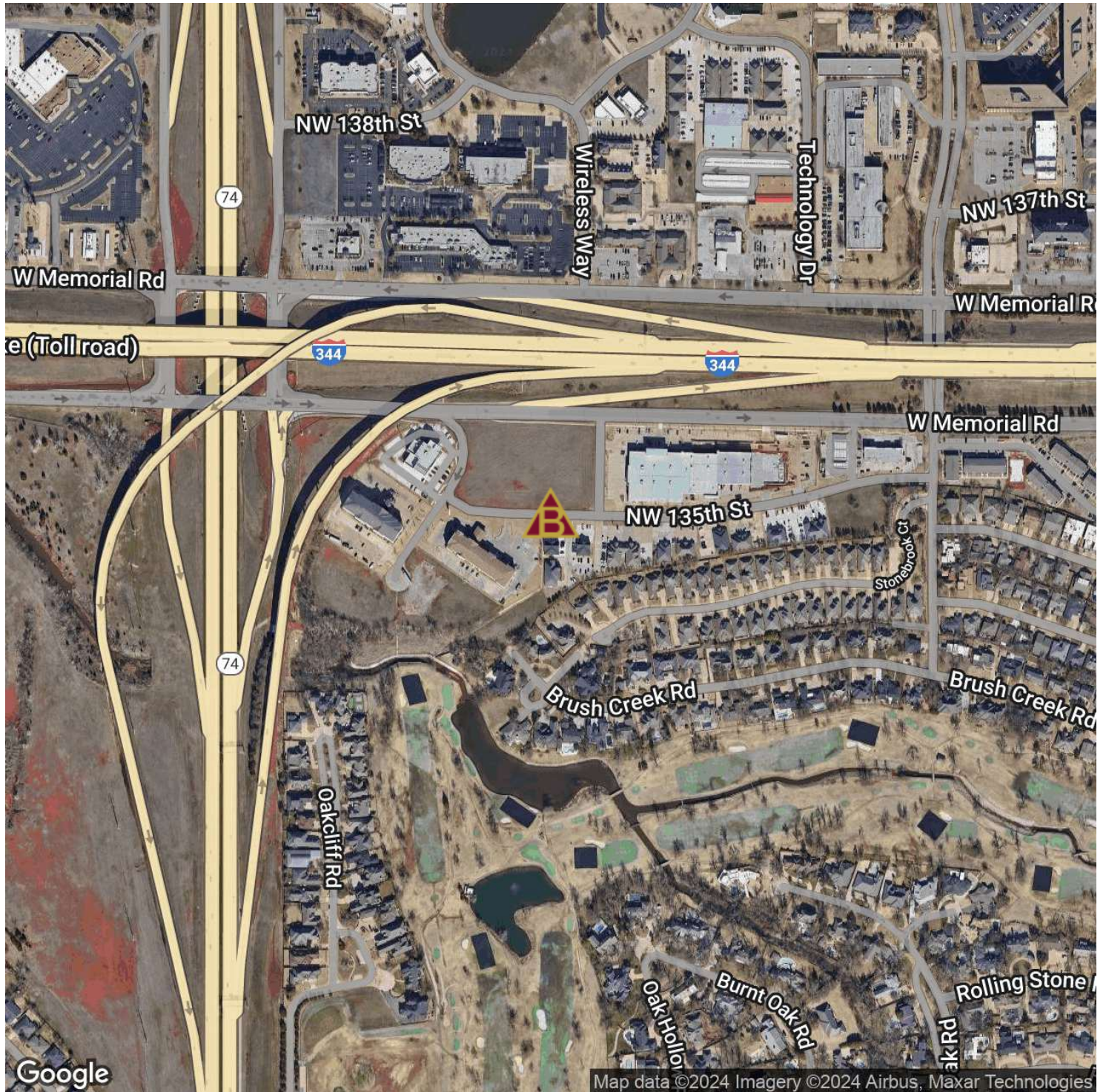
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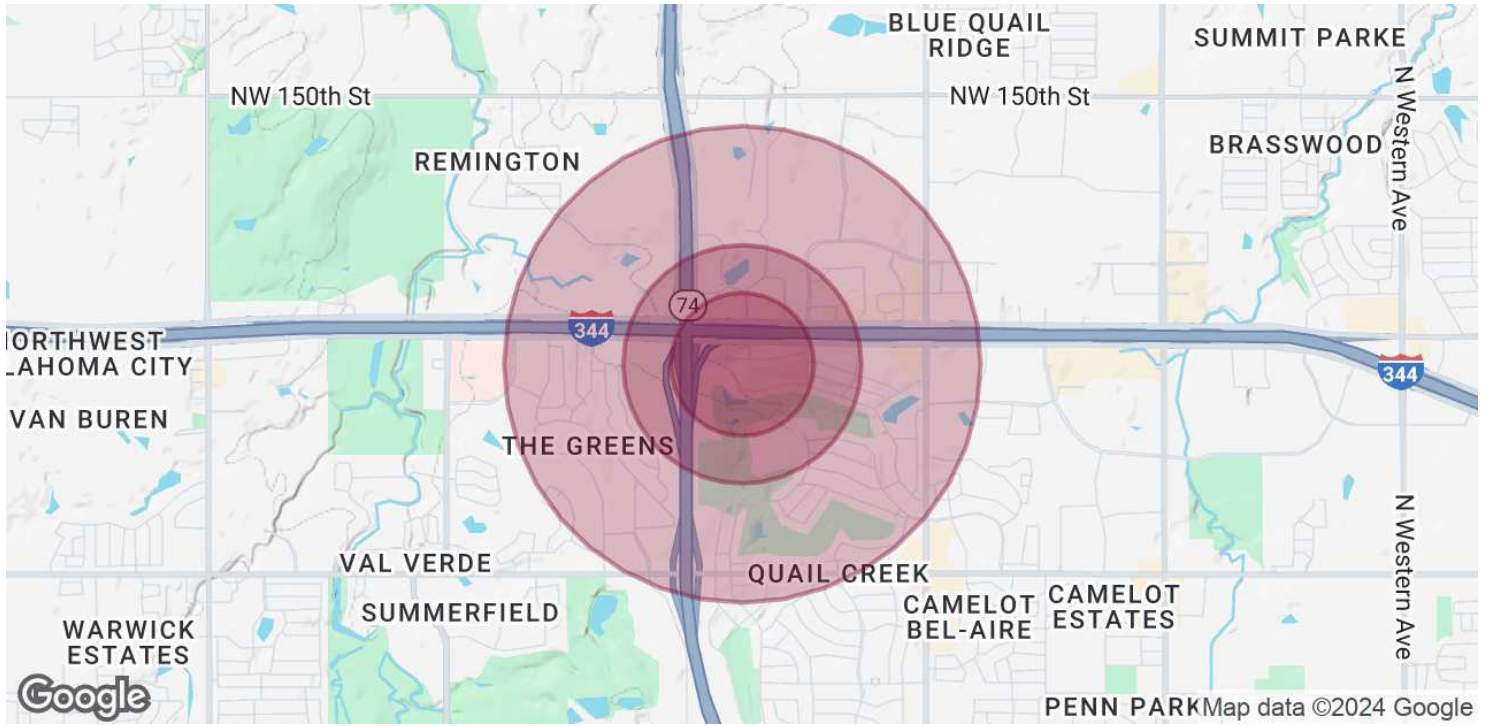
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	170	1,013	4,803
Average Age	46	45	44
Average Age (Male)	45	44	43
Average Age (Female)	47	47	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	67	465	2,203
# of Persons per HH	2.5	2.2	2.2
Average HH Income	\$218,935	\$160,031	\$139,547
Average House Value	\$652,163	\$518,687	\$442,073

Demographics data derived from AlphaMap