

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$210,000
Building Size:	1,321 SF
Lot Size:	6,433 SF
Price / SF:	\$158.97
Year Built:	1953

### PROPERTY OVERVIEW

1,321 SF office property for sale, sitting on a 0.15 AC lot in Warr Acres, Oklahoma. Ideal for various professional uses, it includes multiple offices, a reception area, and ample parking. Well-maintained and move-in ready, with modern amenities and easy access to major routes.

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**GARRETT MCGINNIS**  
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4401 N MERIDIAN AVE  
4401 N MERIDIAN AVE | WARR ACRES, OK 73112

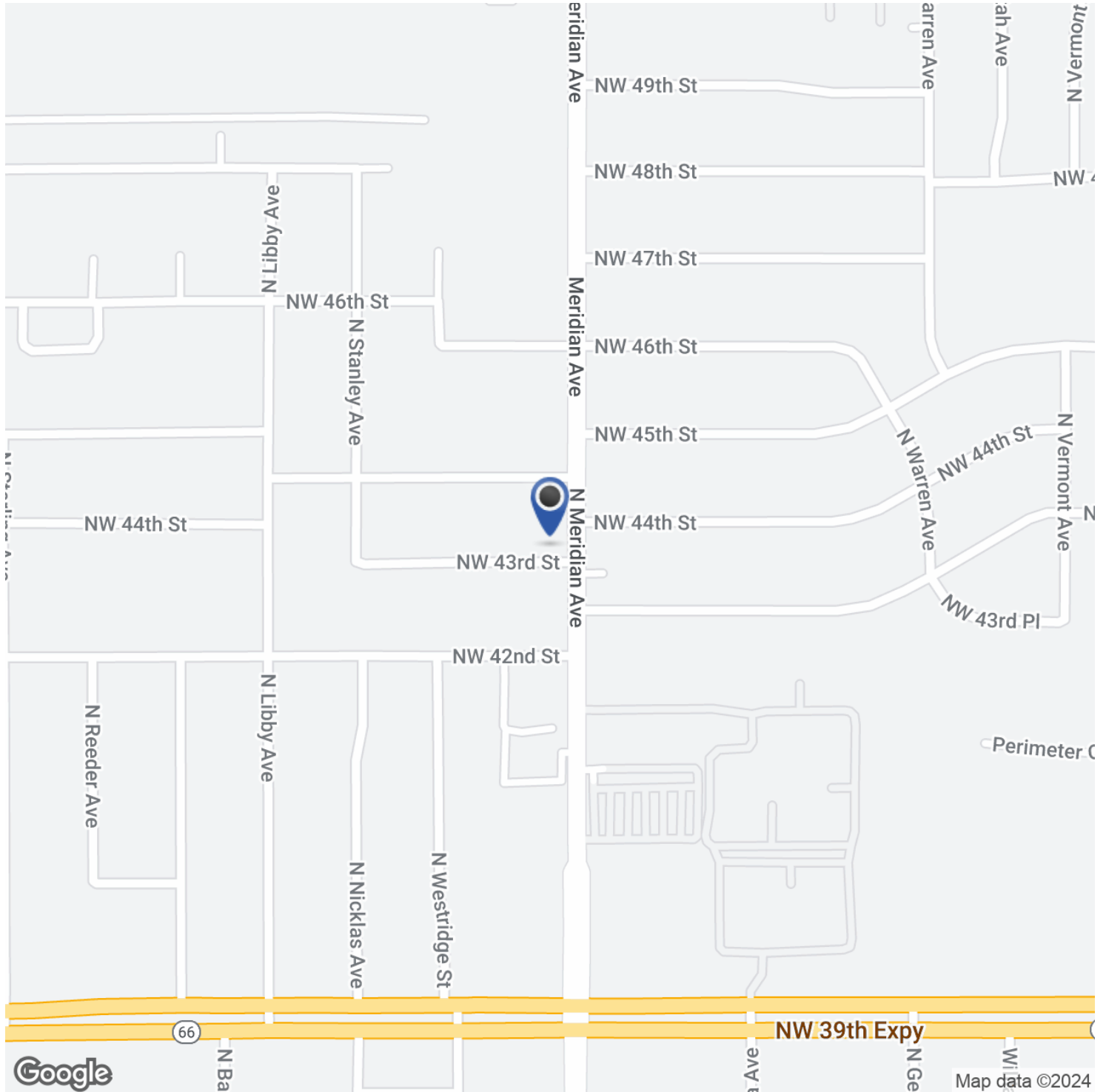
## ADDITIONAL PHOTOS



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## LOCATION MAP

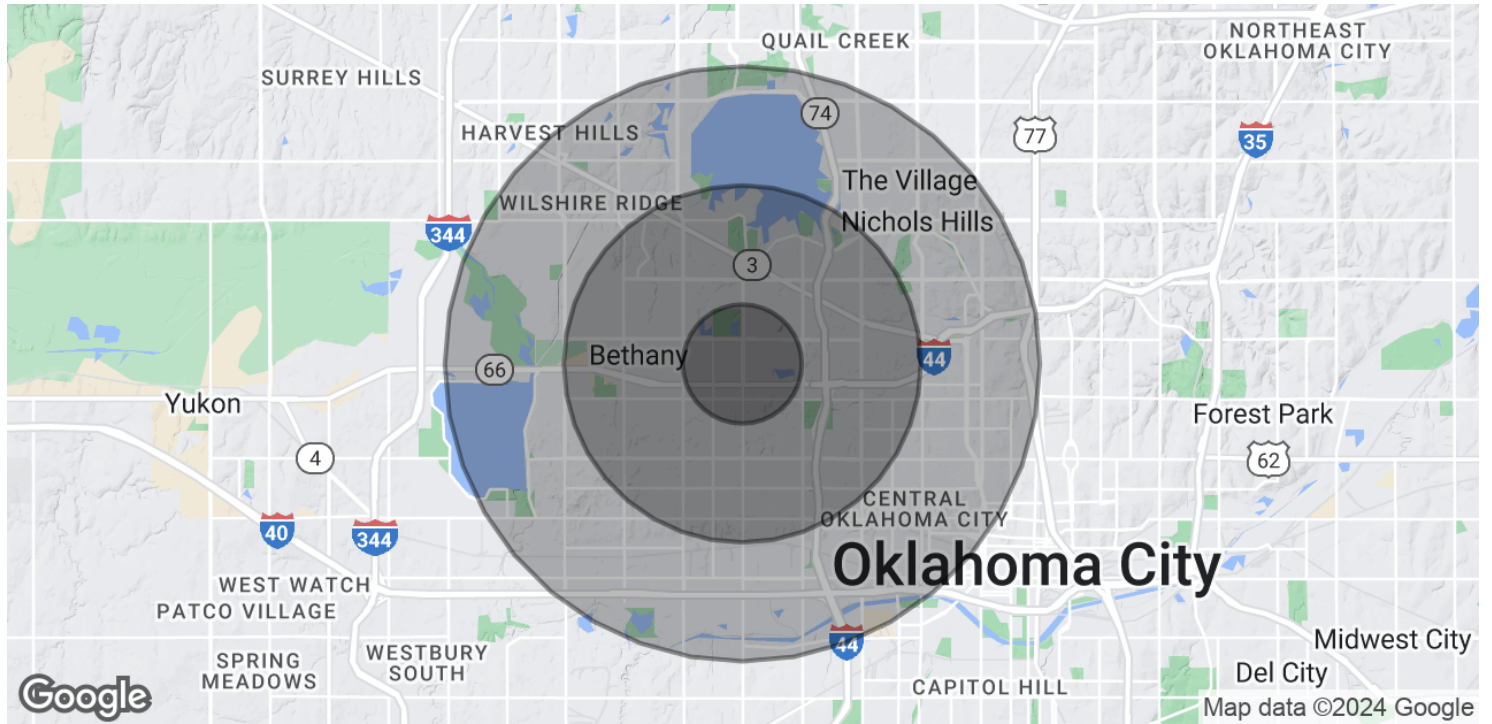


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,605	110,743	224,160
Average Age	40	38	39
Average Age (Male)	39	37	38
Average Age (Female)	41	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,045	46,289	95,705
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$65,409	\$69,479	\$80,610
Average House Value	\$189,027	\$211,068	\$259,987

Demographics data derived from AlphaMap

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