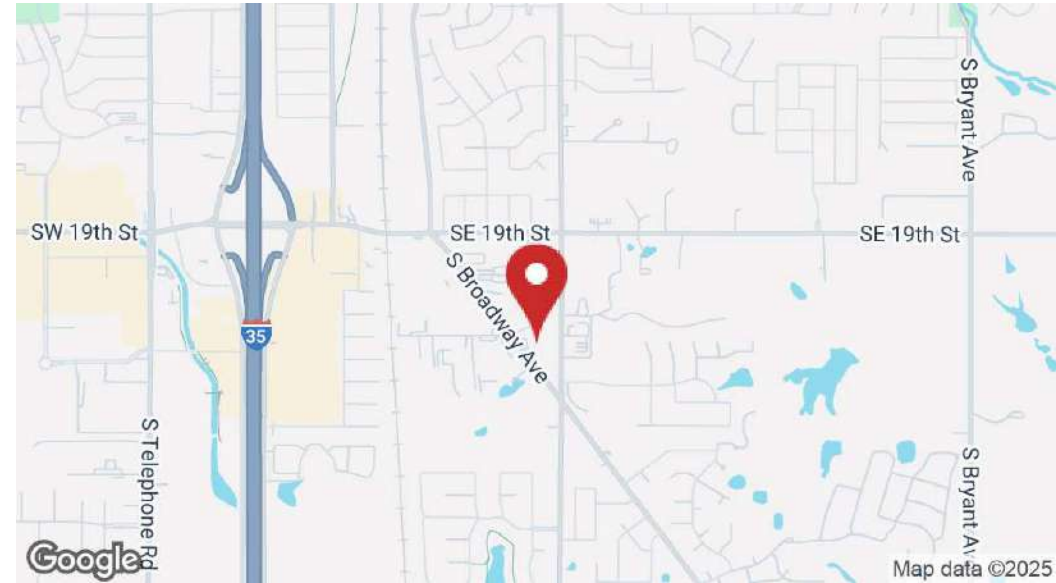




2404 South Broadway Avenue, Moore, OK 73160



PROPERTY DESCRIPTION

This versatile property offers an ideal space for industrial and commercial ventures. Zoned PU also known as Permitted Use, it provides the flexibility to accommodate a wide range of business activities. The 3,176 SF office includes beautiful custom solid wood book cases and the warehouse is 8,000 SF. Adjacent land is also available for sale.

PROPERTY HIGHLIGHTS

- Convenient access to I-35 & 19th St
- 2 curb cuts
- Car port parking and signage
- Brick Office & Metal Warehouse
- Dock high offloading area
- Large fenced yard with controlled gate
- 4 grade level doors 14'H x 12'W
- 1.38 acres of adjacent land also available
- Storm shelter

Josh White

Sales Associate, CCIM
405.417.6761
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LOCATION DESCRIPTION

Nestled at the bustling intersection of Broadway and Eastern in Moore, Oklahoma near 19th and I-35. With easy access to major thoroughfares and proximity to the greater Oklahoma City area, this location presents a significant opportunity for future development and expansion.

OFFERING SUMMARY

Sale Price:	\$1,600,000
Lease Rate:	\$11.00/SF (NNN)
Available SF:	11,176
Lot Size:	3.25 Acres
Building Size:	11,176 SF
Adjacent Land Also Available:	1.38 Acres

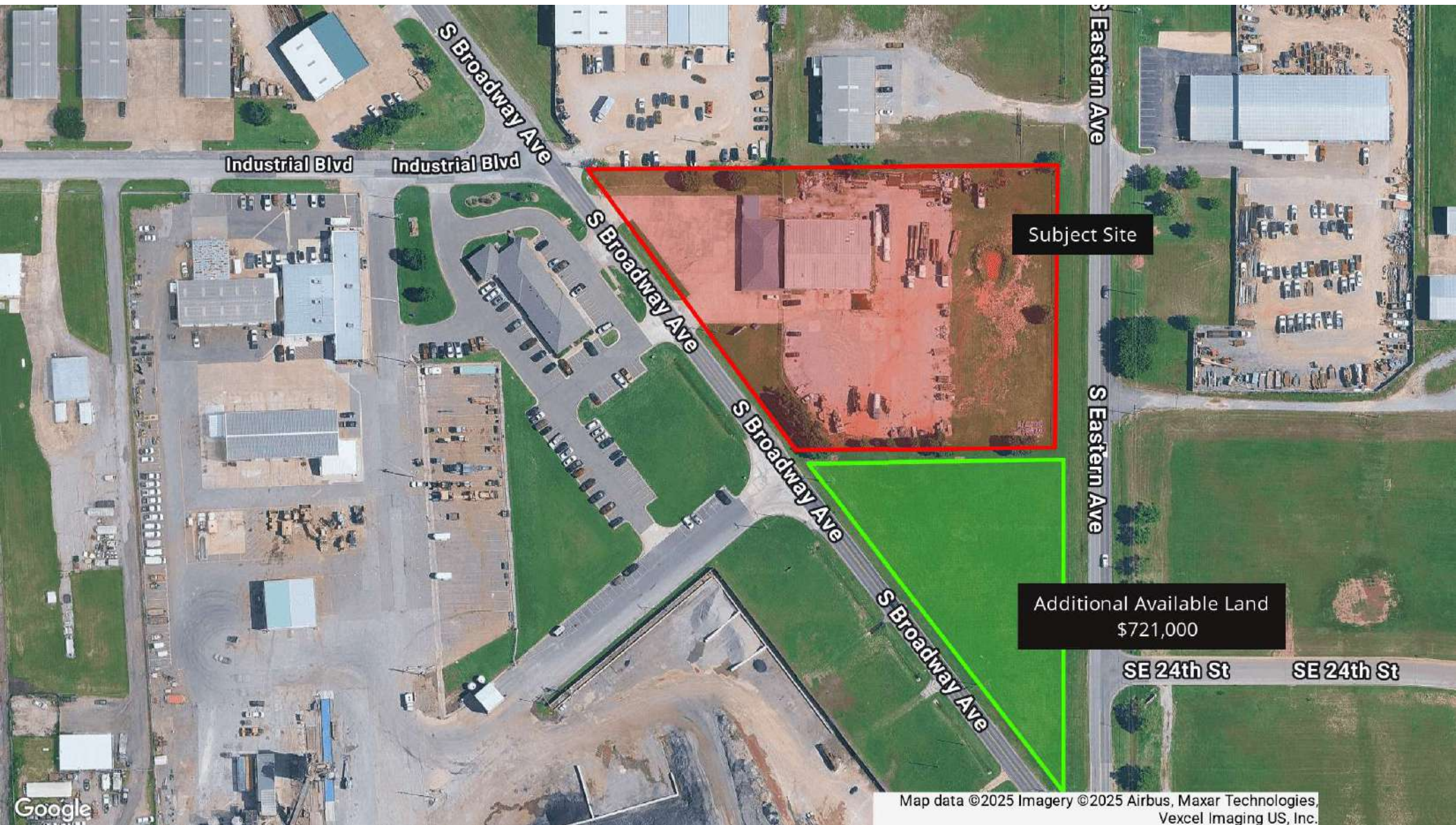
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Subject Site

Additional Available Land
\$721,000

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2404 S Broadway Ave

2404 South Broadway Avenue, Moore, OK 73160



FOR SALE / LEASE



405.701.3505 | 600 NW 23rd St #200, Oklahoma City, OK 73103 | fleskeholding.net



2404 South Broadway Avenue, Moore, OK 73160

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	255	2,059	8,847
Average Age	38	37	36
Average Age (Male)	38	36	35
Average Age (Female)	39	37	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	104	818	3,414
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$107,310	\$103,704	\$97,261
Average House Value	\$239,977	\$233,569	\$219,152

Demographics data derived from AlphaMap

