



# Office/Medical Suite For Sale

Capitalize on this opportunity with a fully leased 2,000 SF office building in a bustling South Oklahoma City park along S Western Ave, which sees a daily traffic count of 17,200. This property delivers high visibility, consistent rental income, and attracts a diverse tenant base, enhancing its investment appeal. Ideal for investors seeking a stable, lucrative asset in a high-exposure area. Secure this prime real estate in a dynamic commercial district for long-term profitability.

## ABOUT OUR PROPERTY

11317 S Western Ave,  
Oklahoma City, OK 73170

- Sale Price \$250,000.00
- Building Size 2,000 SF
- Land Area 0.20 AC
- Lease Percentage 100%

## Property Features

2,000 Total SF

Great Investment Opportunity

Office/Medical Suite

100% Leased

High Visibility

Prime Location

**Call Us for More Info:**  
**405-691-9767**

Buchanan Realty Group  
11801 S Western Ave STE A,  
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# Office For Sale



## DEMOGRAPHIC SUMMARY

11317 S Western Ave, Oklahoma City, Oklahoma, 73170

Rings: 1, 3, 5 mile radii

### KEY FACTS

101,308

Population



40,340

Households

36.4

Median Age

\$54,616

Median Disposable Income

3 miles



\$72,216

Median Household Income



\$40,324

Per Capita Income

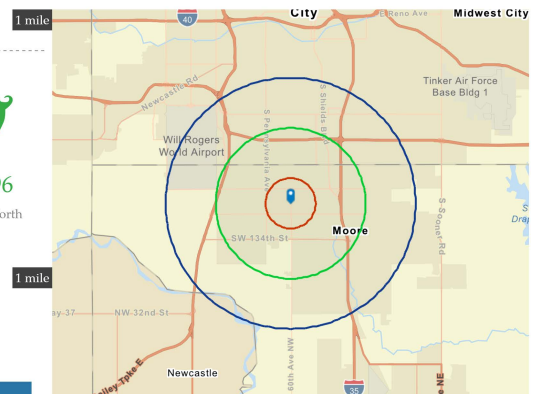
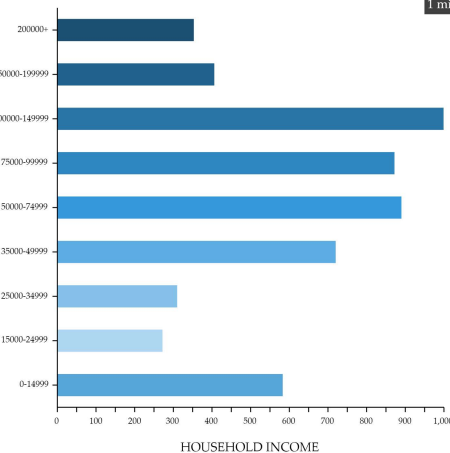


\$155,096

Median Net Worth

Variables	1 mile	3 miles	5 miles
2023 Per Capita Income	\$40,324	\$34,877	\$31,589
2023 Median Household Income	\$72,216	\$66,250	\$62,938
2023 Average Household Income	\$91,877	\$87,827	\$83,521
2028 Per Capita Income	\$47,586	\$40,897	\$37,118
2028 Median Household Income	\$82,730	\$77,652	\$74,502
2028 Average Household Income	\$106,642	\$101,716	\$97,088

## INCOME



Street name	Most Recent Traffic Count	Nearest Cross Street	Year of Most Recent Count	Direction	Distance (mi)
	17,200	SW 112th St	2,021	NE	0.1
S Western Ave	19,447	SW 113th St	2,016	S	0.2
S Western Ave	20,030	Jeary Dr	2,016	N	0.2
SW 119th St	16,364	Greenlea Ct	2,018	SE	0.5
SW 119th St	18,057	Cedar Valley Dr	2,018	SW	0.5
SW 104th St	18,208	S Douglas Ave	2,016	N	0.6

Closest 6 locations

**Buchanan**  
REALTY GROUP

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