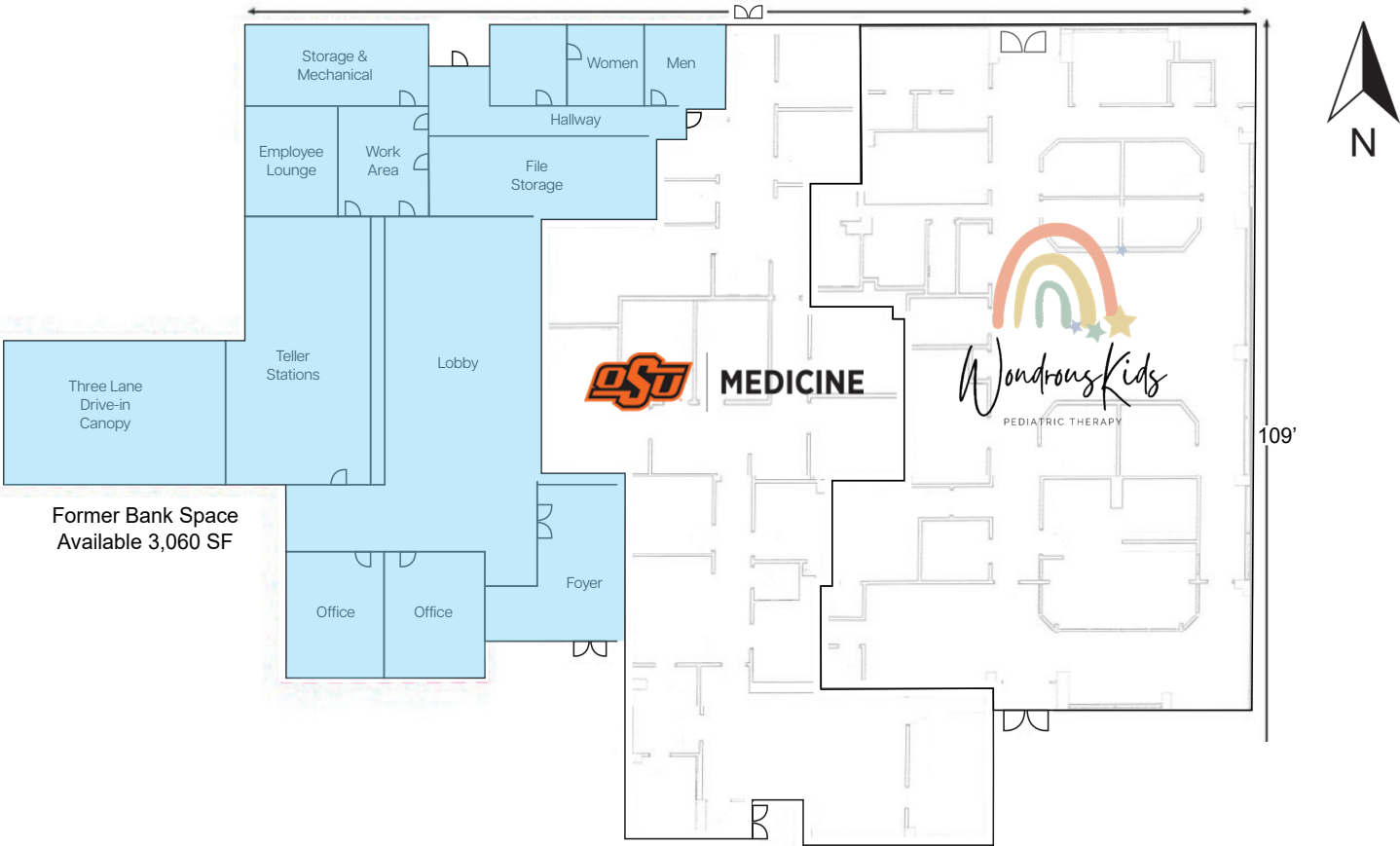


Retail / Office for Lease

800 E Charles Page Blvd

Sand Springs, OK 74063



Call Shawna Hale, CCIM at **918.282.8664**, or John Watchous at **918.991.8519**

shale@wigginprop.com | jwatchous@wigginprop.com | wigginprop.com

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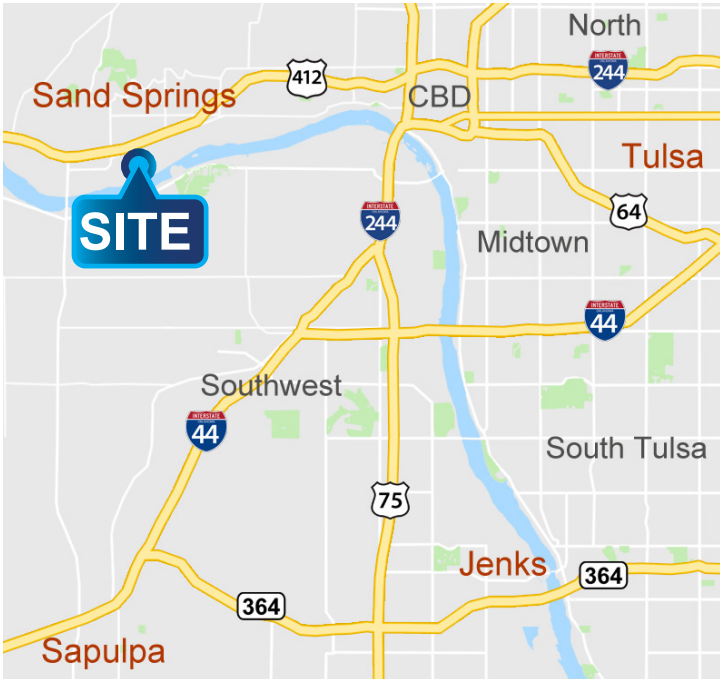
Sand Springs, OK 74063



Located on the edge of the Downtown Sand Springs trade area, this property is an excellent opportunity for retail and office users seeking a presence in a revitalizing area in Sand Springs, OK

Property Features

- ±3,060 Sf Former Bank Space
- White Box Delivery
- Flexible Floorplan
- Pylon Signage
- ±47 Striped Shared Parking Spaces
- Close Proximity to Highway 412
- Frontage on Charles Page Blvd
- Zoned CS
- Retailers in the Area: Quiktrip, Atwoods, Chik-fil-A, Olive Garden, Colton's Steakhouse, Starbucks, CVS, & Walmart Supercenter



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Demographics

2024	1 Mile	3 Miles	5 Miles
Population	3,401	21,075	41,226
Average HH Income	\$52,204	\$62,408	\$60,786
Owner Occupied Units	680	5,147	10,882
Renter Occupied Units	674	3,246	5,656



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