

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$595,000
Building Size:	4,451 SF
Lot Size:	4.93 Acres
Price / SF:	\$133.68
Year Built:	1978
Zoning:	RC
Market:	Stillwater

PROPERTY OVERVIEW

4,451 SF industrial/flex space property in Stillwater, OK. Built in 1978 and zoned RC, this versatile building offers a strategic location and convenient access to major transportation routes.

PROPERTY HIGHLIGHTS

- 4,451 SF industrial/flex space
- Built in 1978
- 4.93 Acres
- Zoned RC
- Strategic Stillwater location
- On OK-51

ERICH MASSAD

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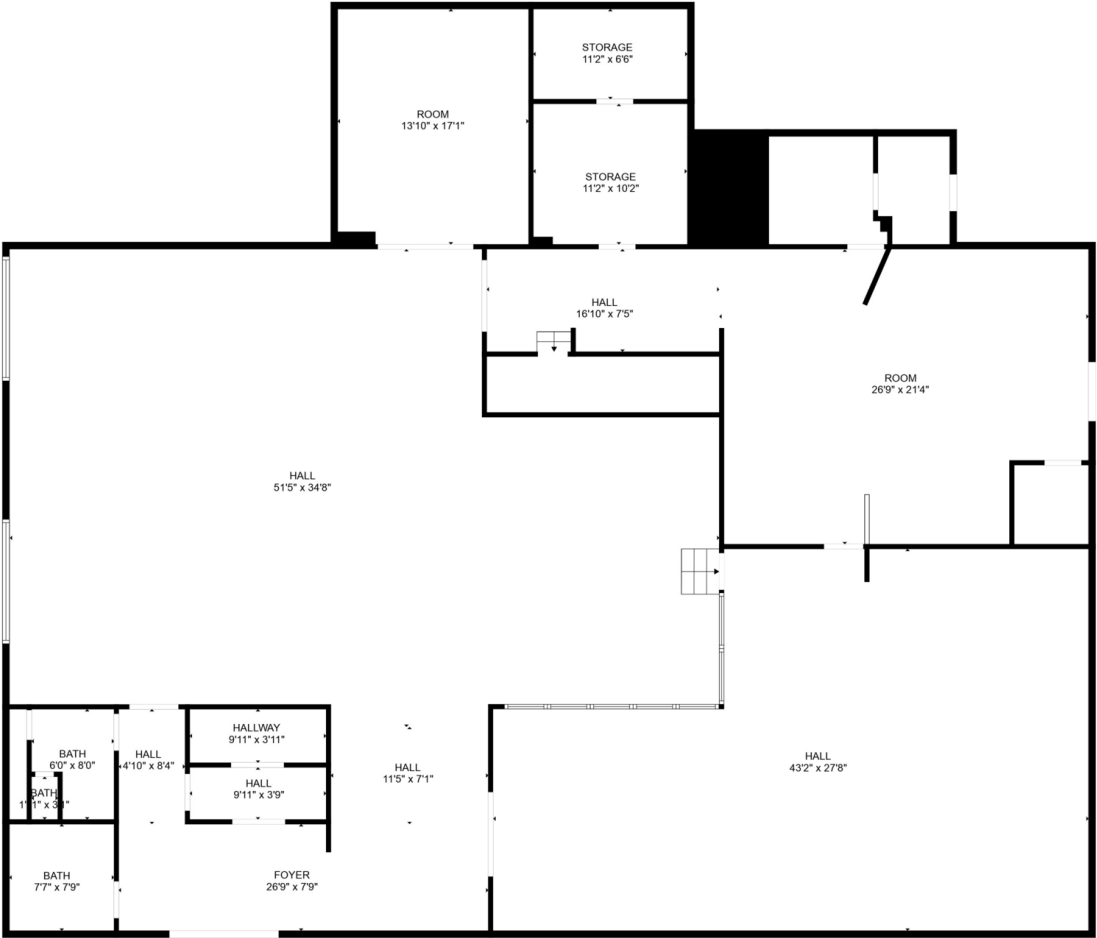
7320 E 6TH AVE
7320 E 6TH AVE | STILLWATER, OK 74074

ADDITIONAL PHOTOS



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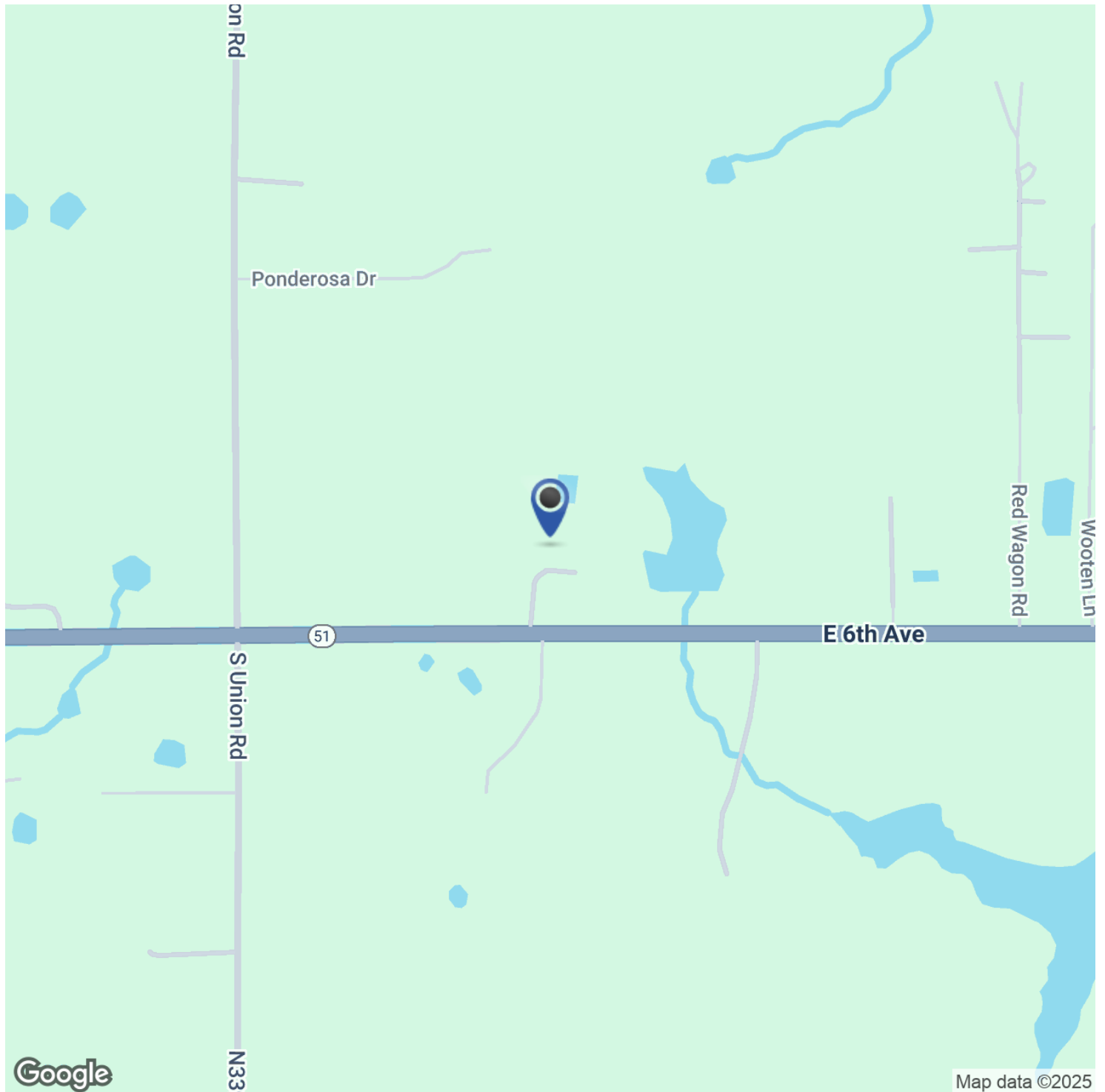
SITE PLANS



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

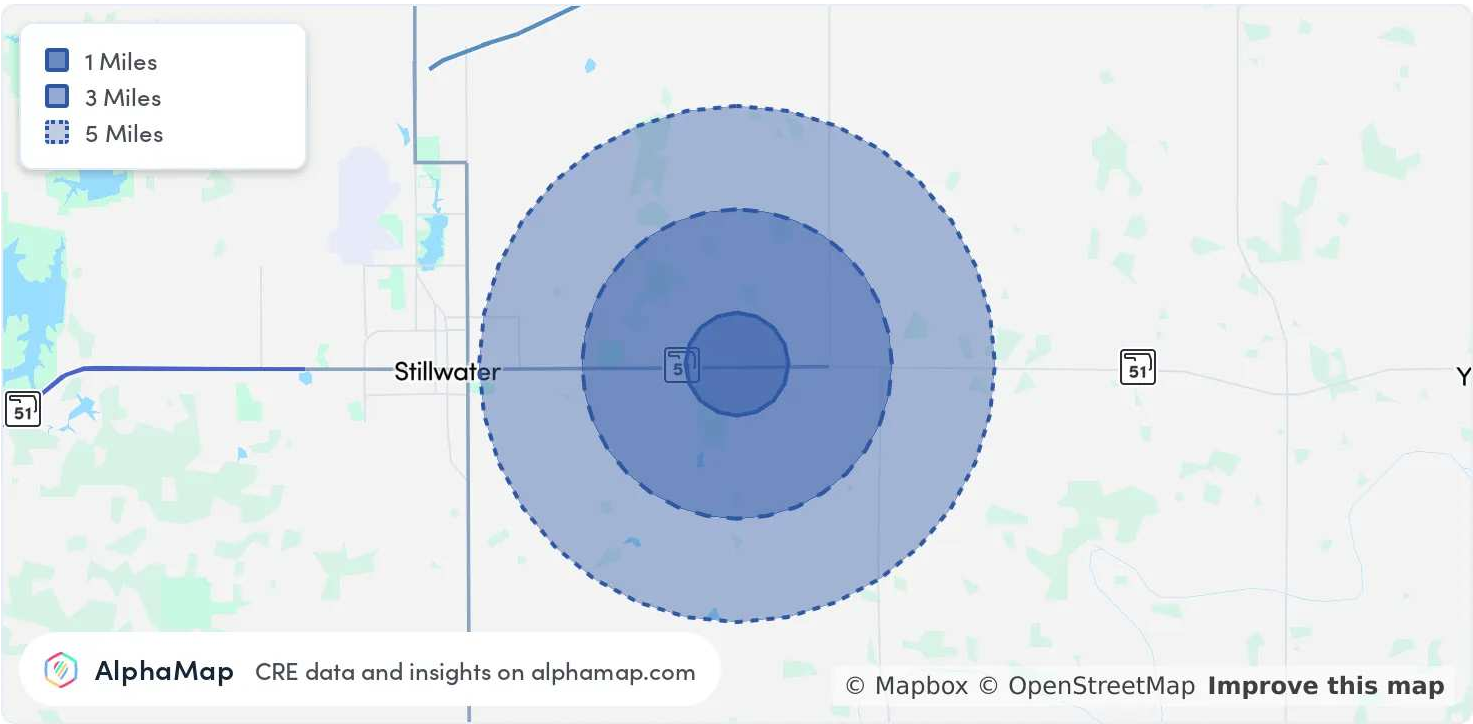
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LOCATION MAP



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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	321	2,550	6,718
Average Age	44	41	39
Average Age (Male)	43	40	38
Average Age (Female)	45	42	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	134	995	2,743
Persons per HH	2.4	2.6	2.4
Average HH Income	\$75,506	\$77,113	\$70,207
Average House Value	\$302,656	\$290,168	\$256,140
Per Capita Income	\$31,460	\$29,658	\$29,252

Map and demographics data derived from AlphaMap

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