

Office
7,857 SF

FOR SALE
\$1,739,612

9112 N Kelley Ave
Oklahoma City, OK 73131



Built in 2016, 9112 N Kelley Ave is an exceptional investment opportunity within the Tower Lakes Office Park in Oklahoma City, OK. This well-maintained asset presents a 6% cap rate, indicative of its strong financial performance and stability. It offers investors immediate income generation and minimal vacancy risk.

Demographics			
	1 Mile	3 Miles	5 Miles
Population	1,679	31,658	131,453
Households	588	12,914	59,345
Average Household Income	\$73,163	\$73,773	\$84,686

2022 Traffic Counts	
Source: MPSI Estimate	
	Volume
N Kelley Ave	4,082
Britton & Cedar Lake Ave E	7,758

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