

FOR SALE

MARTINEZ

216 S.
MUSKOGEE AVE.

216 SOUTH MUSKOGEE AVENUE, WEWOKA, OK
74884



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

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OFFERING SUMMARY

Sale Price:	\$40,000
Building Size:	630 SF
Lot Size:	0.24 Acres
Price / SF:	\$63.49
Year Built:	1980
Zoning:	CI

PROPERTY OVERVIEW

This free standing building is located on the corner of Muskogee and 3rd Street. The property was formally used as a bank drive through. The property has 630 square feet of office space but could be easily expanded by closing in the drive through lanes. The site offers ample parking. The property can be used as a small office, boutique retail space or any one needing a drive thru.

PROPERTY HIGHLIGHTS

- Free Standing Building
- Ample Parking
- Redevelopment Opportunity

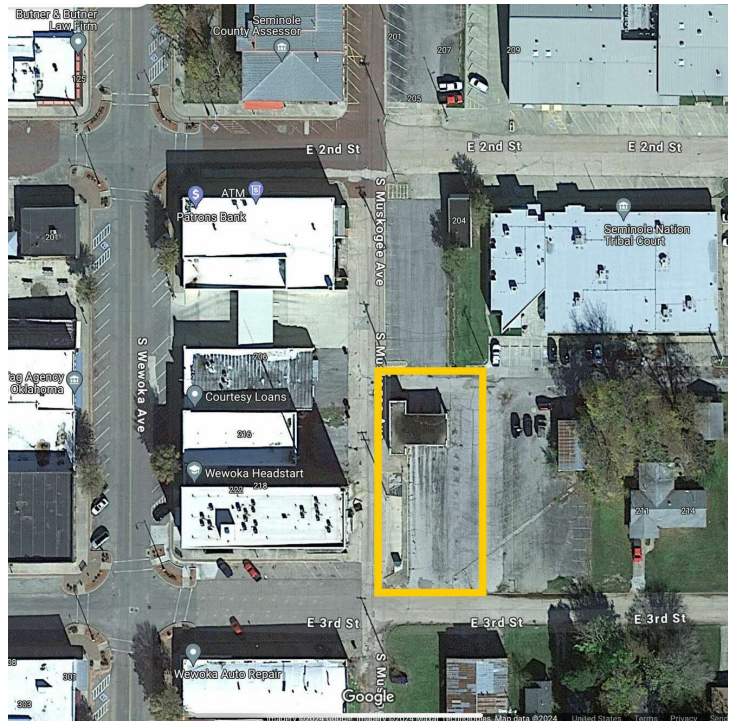
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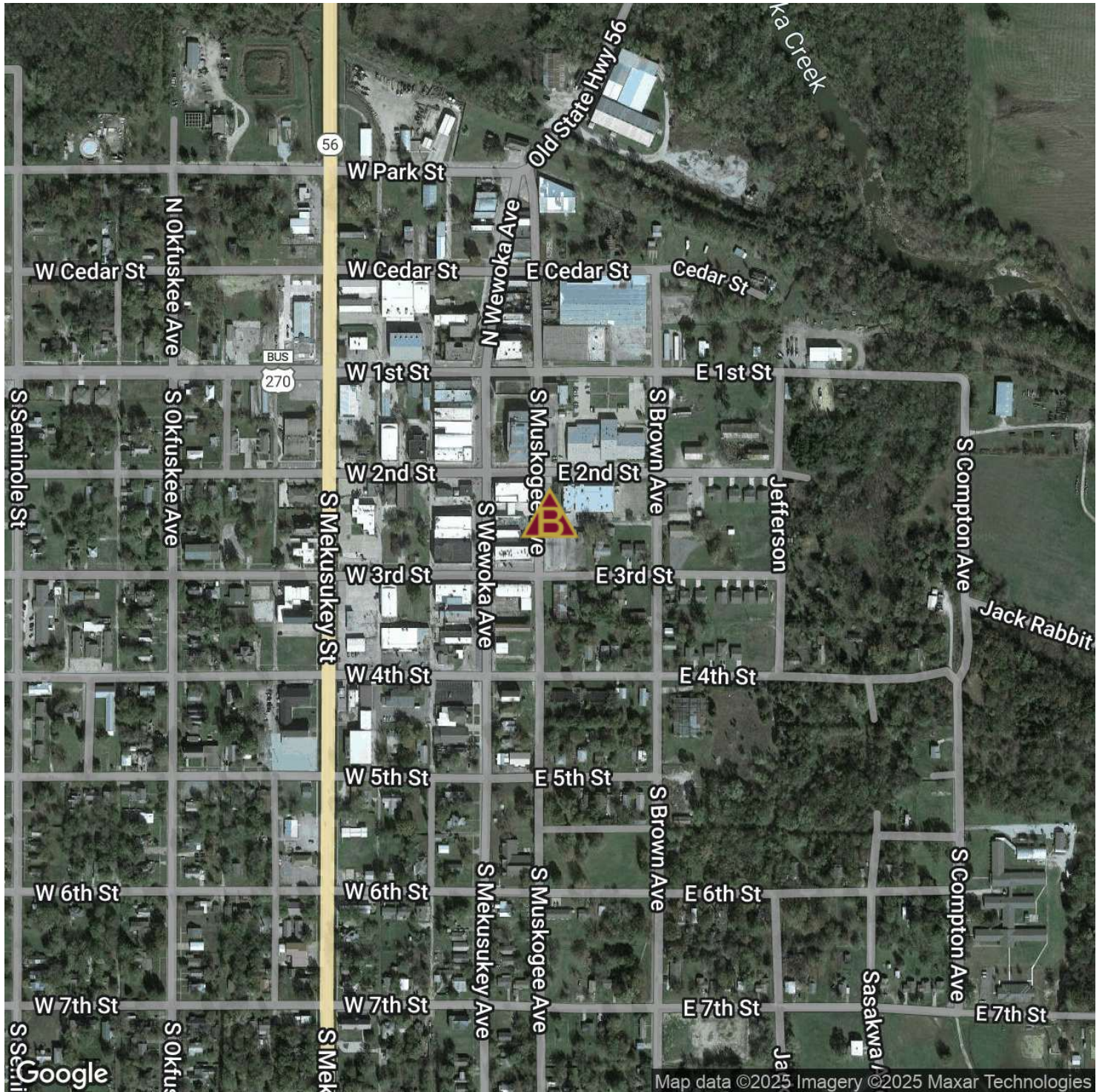
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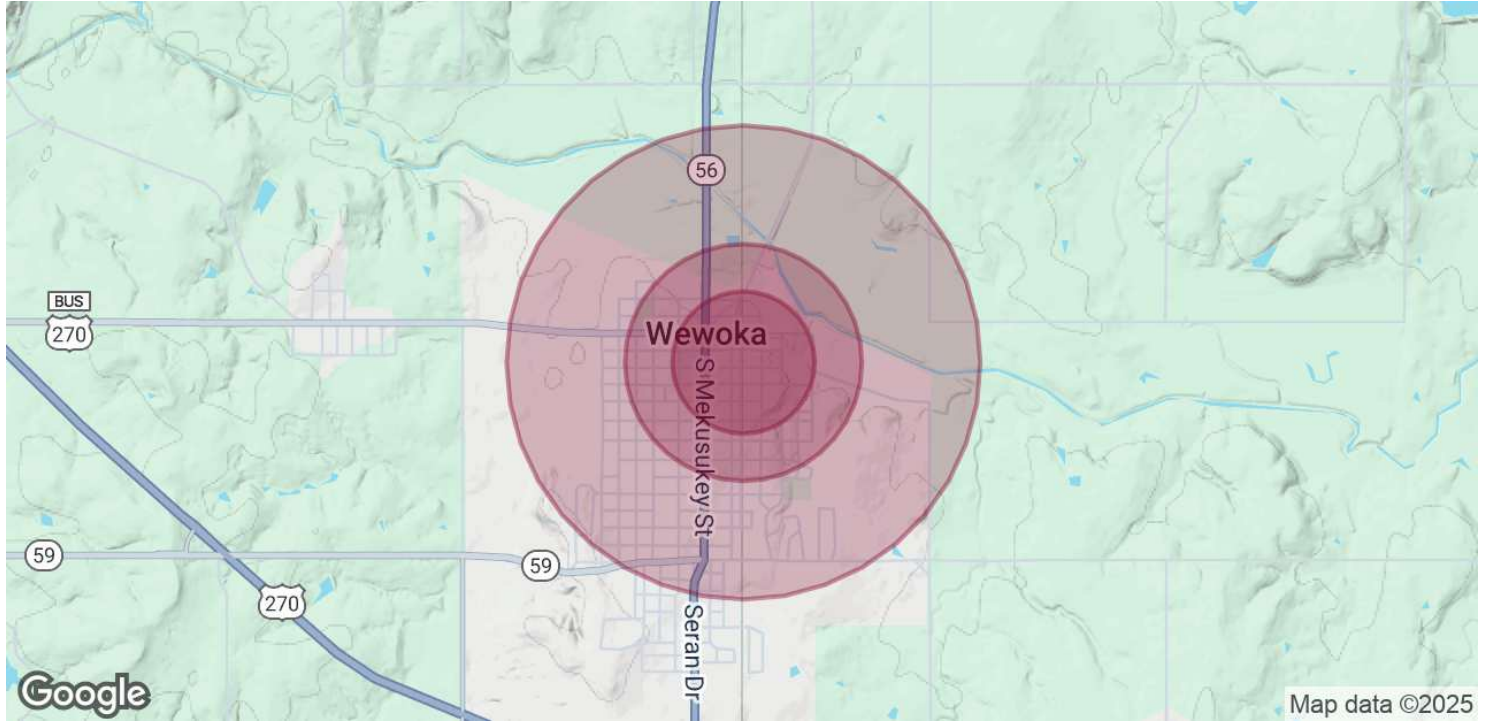
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	284	1,001	2,177
Average Age	43	42	41
Average Age (Male)	41	40	39
Average Age (Female)	44	44	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	102	361	800
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$44,484	\$45,800	\$50,951
Average House Value	\$73,074	\$75,017	\$85,435

Demographics data derived from AlphaMap

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