

## FOR SALE

# FLEX RETAIL AND INDUSTRIAL STYLE SPACE

4429 NW 10th St.  
Oklahoma City, OK 73107

ALEX SAMPLES  
405.464.3030  
alex@creekcre.com

ETHAN SLAVIN  
405.830.0252  
ethan@creekcre.com

JOHNNY STRADAL  
405.990.0569  
johnny@creekcre.com

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$879,000
Building Size:	10,500 SF
Lot Size:	36,205 SF
Number of Units:	2
Price / SF:	\$83.71
Year Built:	1988
Zoning:	C-3

### PROPERTY OVERVIEW

This 10,500 SF commercial property in Oklahoma City's West-Central submarket offers excellent visibility and access along NW 10th Street, a major roadway with strong traffic counts. Set on 0.8 acres, it includes a 8,400 SF warehouse with two loading docks and office space, plus 2,100 SF of retail frontage divided into two units. The flexible layout supports light manufacturing, distribution, or retail uses.

### PROPERTY HIGHLIGHTS

- Front/Retail Building:
  - Spacious reception/retail area
  - Two offices & two restrooms
  - Excellent visibility
- Warehouse:
  - Two 10'H x 10'W dock-high doors
  - Heated warehouse space with 10'-14' clear height
  - 7,200 SF of warehouse space
  - Approx. 1,200 SF conditioned space with reception, office & restroom
- 130' of Frontage on NW 10th
- 20,570 Vehicles Per Day (2020 Report)

ALEX SAMPLES  
405.464.3030  
alex@creekcre.com

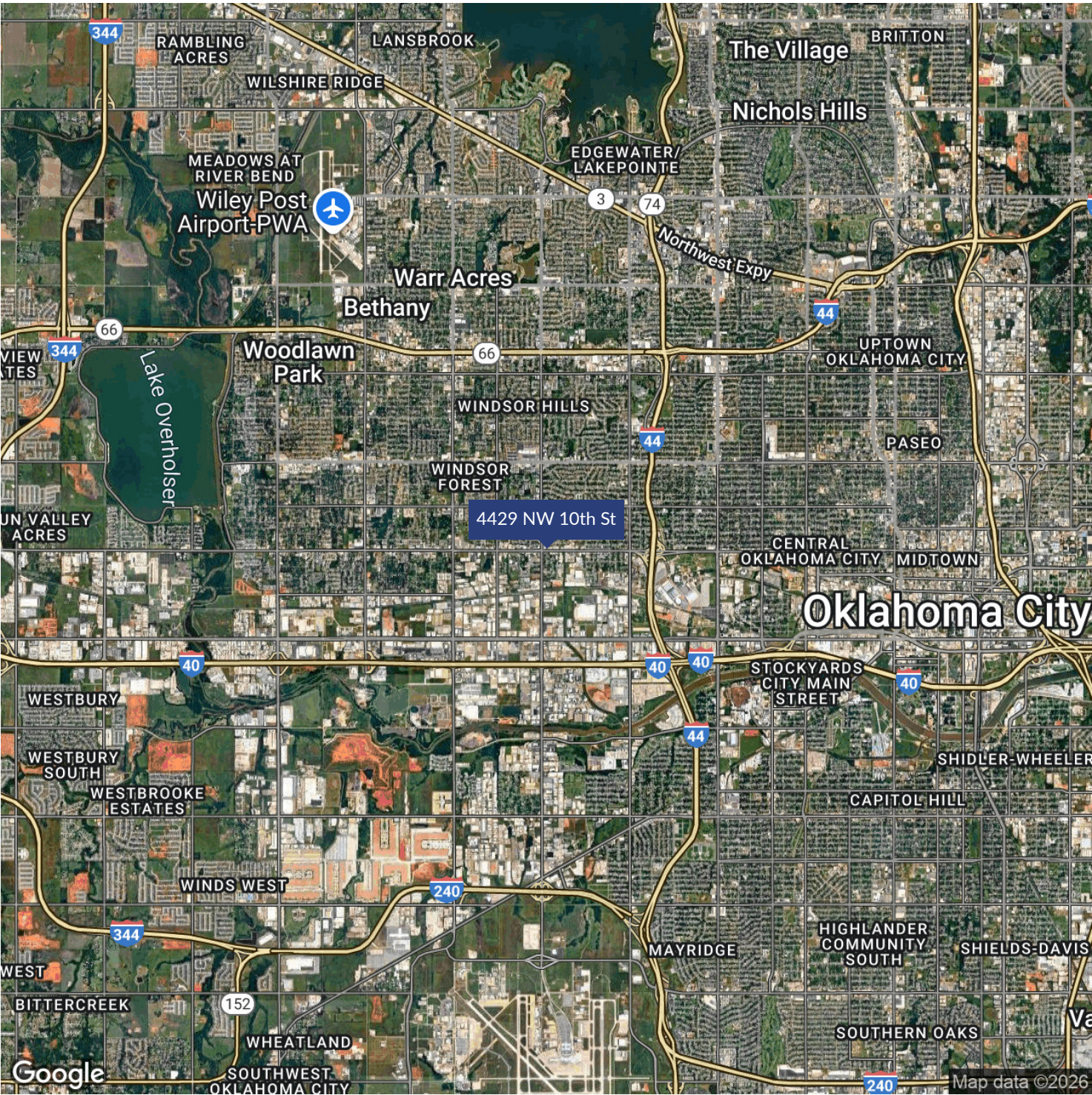
ETHAN SLAVIN  
405.830.0252  
ethan@creekcre.com

JOHNNY STRADAL  
405.990.0569  
johnny@creekcre.com



4429 NW 10TH ST  
4429 NW 10TH ST | OKLAHOMA CITY, OK 73107

LOCATION MAP



ALEX SAMPLES  
405.464.3030  
alex@creekcre.com

ETHAN SLAVIN  
405.830.0252  
ethan@creekcre.com

JOHNNY STRADAL  
405.990.0569  
johnny@creekcre.com



## ADDITIONAL PHOTOS



RETAIL / RECEPTION AREA



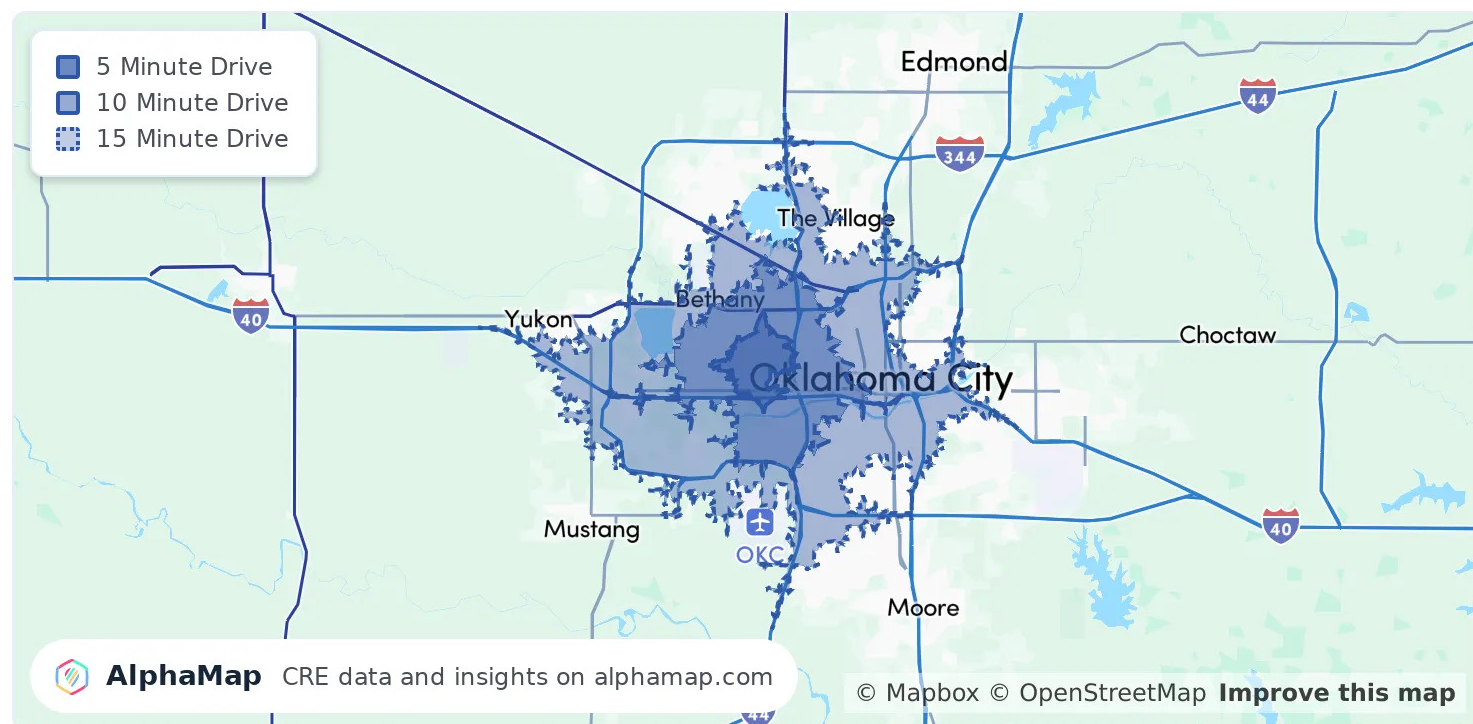
OFFICE AREA

**ALEX SAMPLES**  
405.464.3030  
alex@creekcre.com

**ETHAN SLAVIN**  
405.830.0252  
ethan@creekcre.com

**JOHNNY STRADAL**  
405.990.0569  
johnny@creekcre.com

## AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	14,046	111,880	324,301
Average Age	35	37	37
Average Age (Male)	34	36	36
Average Age (Female)	35	37	38

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	5,243	44,889	130,444
Persons per HH	2.7	2.5	2.5
Average HH Income	\$60,926	\$64,250	\$73,676
Average House Value	\$150,112	\$177,152	\$224,440
Per Capita Income	\$22,565	\$25,700	\$29,470

Map and demographics data derived from AlphaMap

ALEX SAMPLES  
405.464.3030  
alex@creekcre.com

ETHAN SLAVIN  
405.830.0252  
ethan@creekcre.com

JOHNNY STRADAL  
405.990.0569  
johnny@creekcre.com