



FOR SALE

FLEX RETAIL AND INDUSTRIAL STYLE SPACE

4429 NW 10th St.
Oklahoma City, OK 73107



ALEX SAMPLES

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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)

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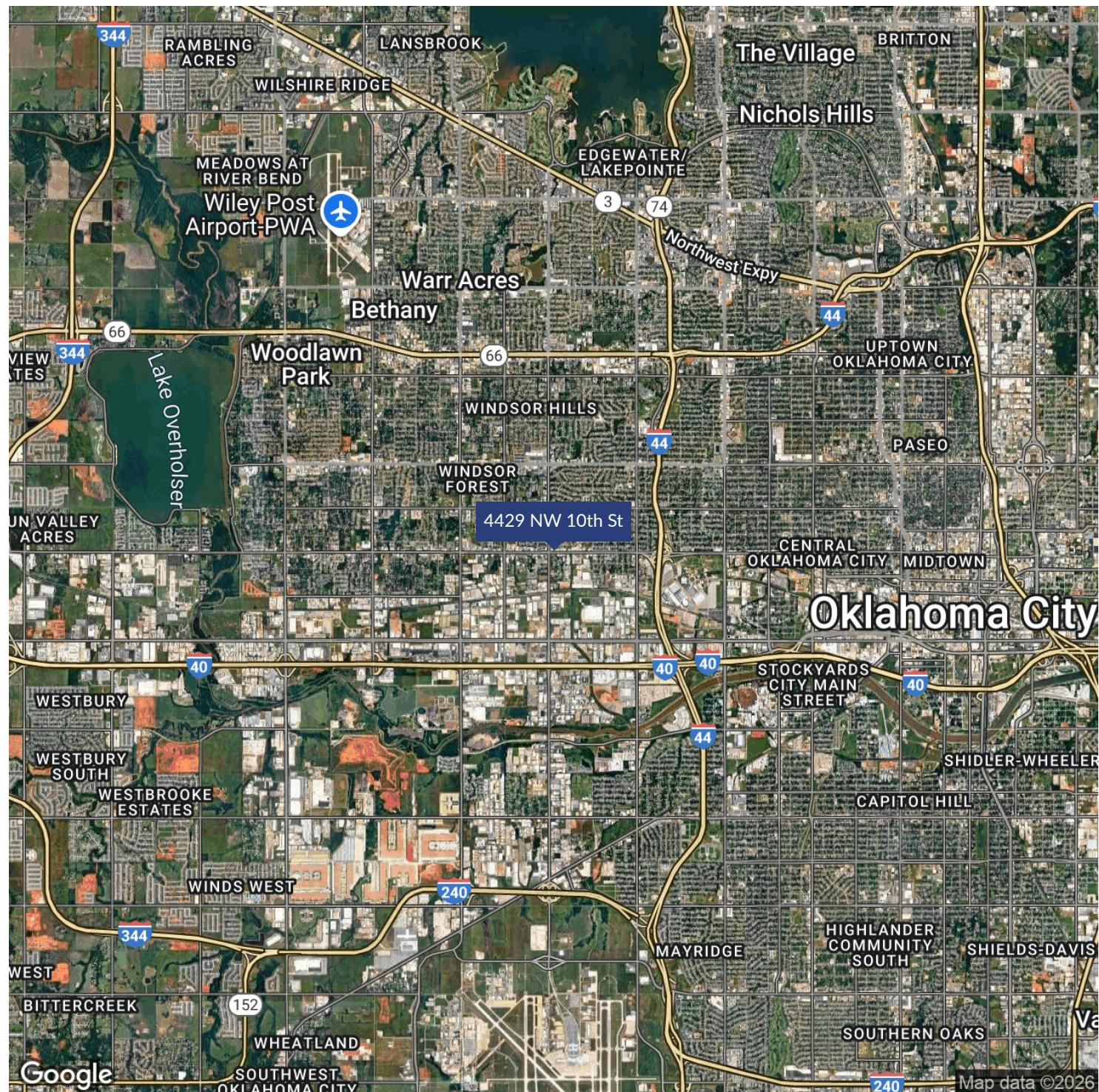
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LOCATION MAP



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ADDITIONAL PHOTOS



RETAIL / RECEPTION AREA



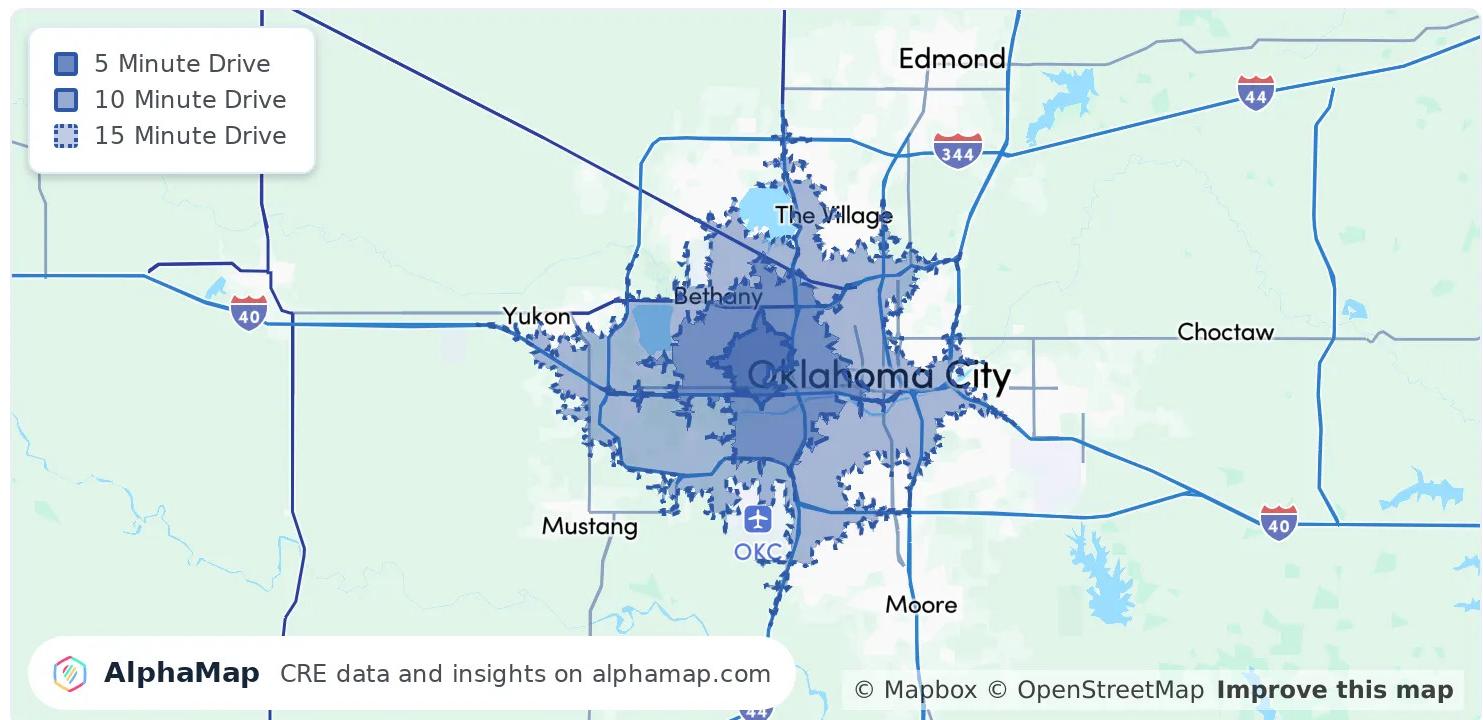
OFFICE AREA

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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

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