



Vinita Office For Sale

Vinita Urgent Care
525 South Wilson
Street, Vinita, OK
74301

MCP McGRAW
COMMERCIAL
PROPERTIES

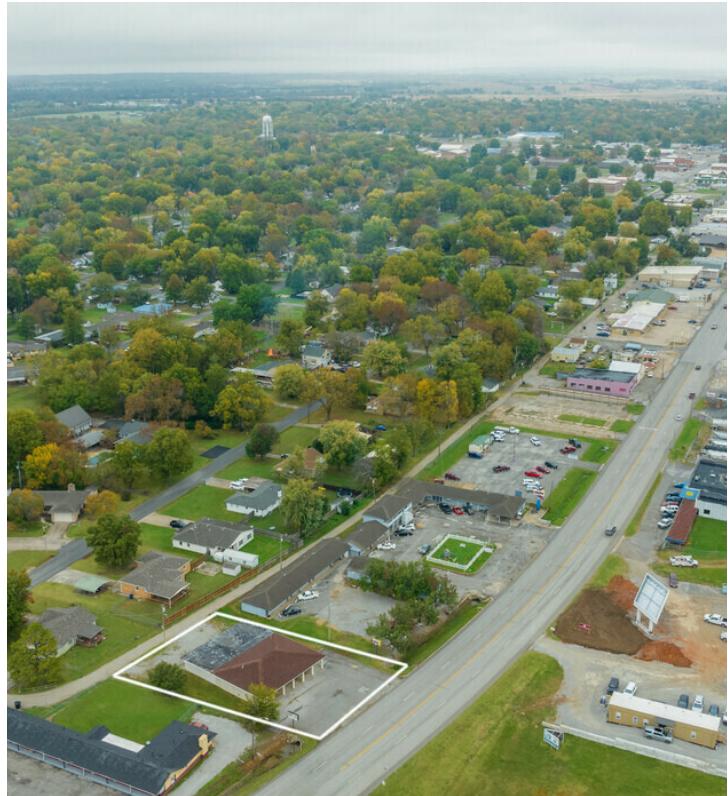
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Senior Vice President
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Property Summary



PROPERTY DESCRIPTION

- * 4000 sq ft facility, most recently remodeled by the Cherokee Nation as their Vinita Clinic before opening their current facility
- * Traffic count 10,000 / day
- * Ready to move in for doctors office or Urgent Care
- * Main street of Vinita

OFFERING SUMMARY

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Sale Price:	\$500,000
Building Size:	4,000 SF

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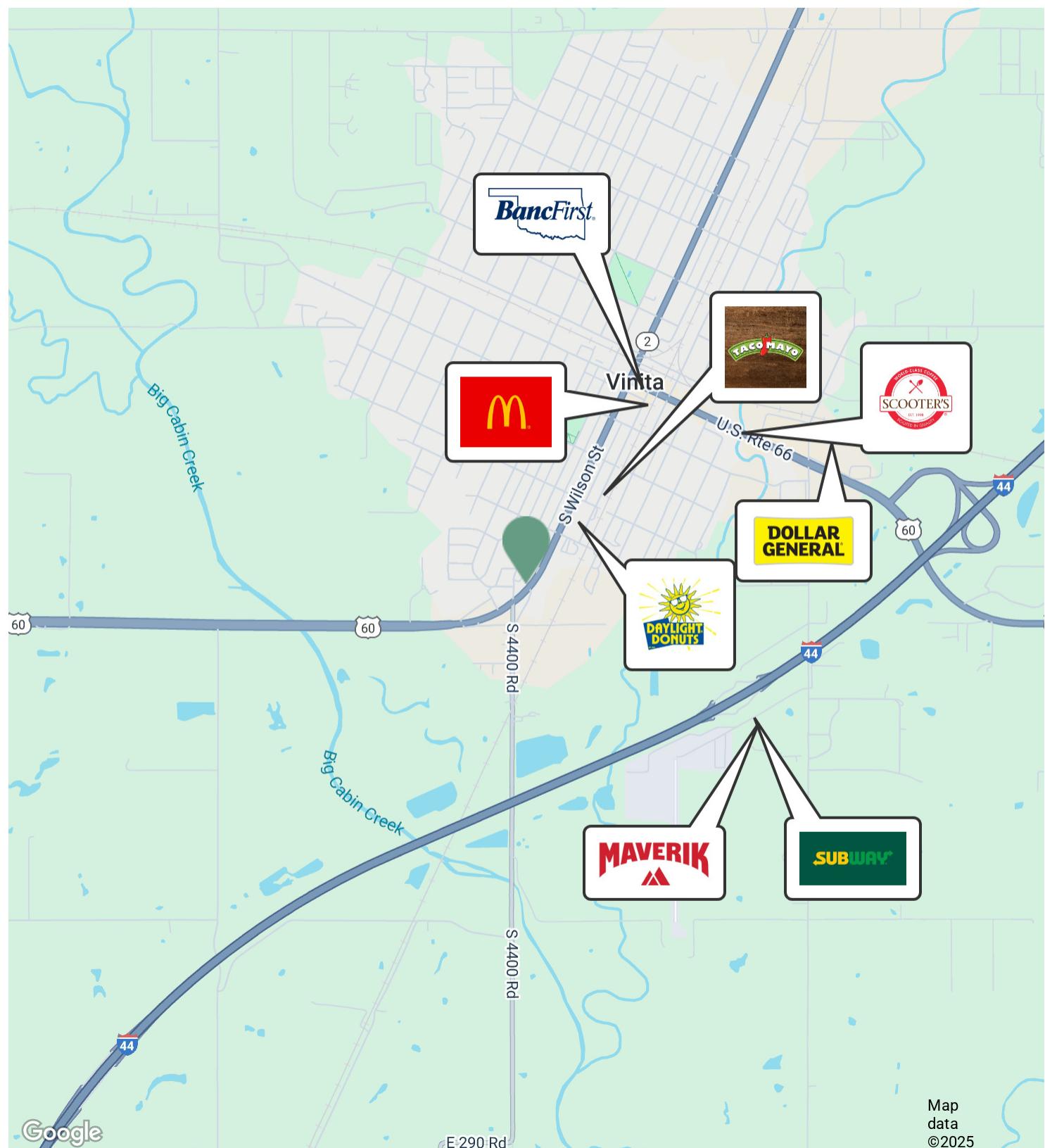
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Location Map



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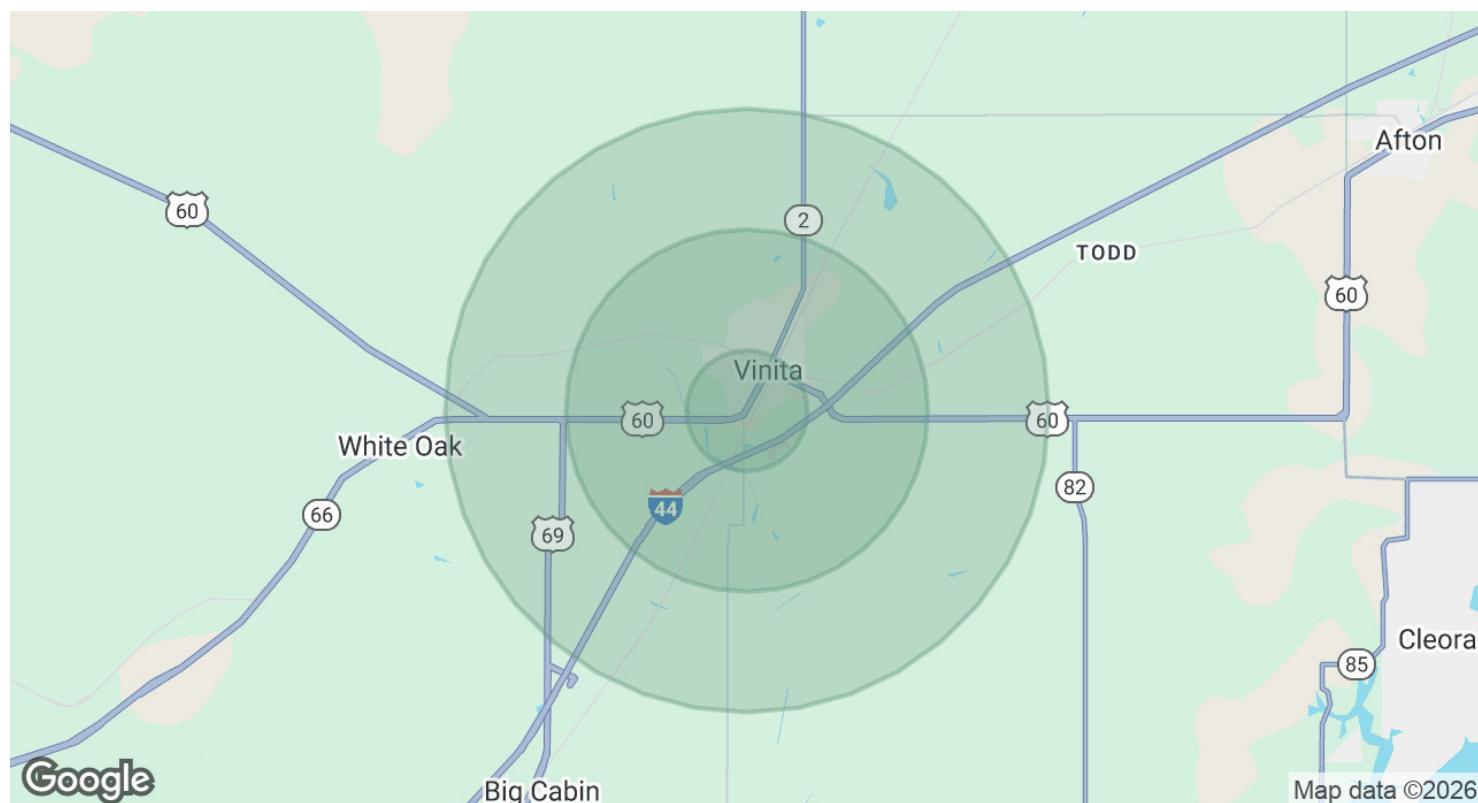
Map
data
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,128	6,128	7,144
Average Age	43	42	42
Average Age (Male)	41	41	41
Average Age (Female)	45	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	795	2,298	2,619
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$66,305	\$62,516	\$64,000
Average House Value	\$148,770	\$148,748	\$156,431

Demographics data derived from AlphaMap

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