

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Building Size:	1,764 SF
Available SF:	1,764 SF
Lot Size:	18,679 SF
Year Built:	1965
Renovated:	2019

PROPERTY OVERVIEW

A fully built out medical clinic with recently updated amenities and remodel in 2019. Property offers exceptional visibility in a high traffic area, just minutes from Integris/Baptist Health Complex and I-44. The clinic has 3 full exam rooms, private office, break area and comfortable waiting reception area.

PROPERTY HIGHLIGHTS

- Fantastic Visibility
- High Traffic Counts
- Fully built out medical clinic
- Minutes from Integris/Baptist Health Complex

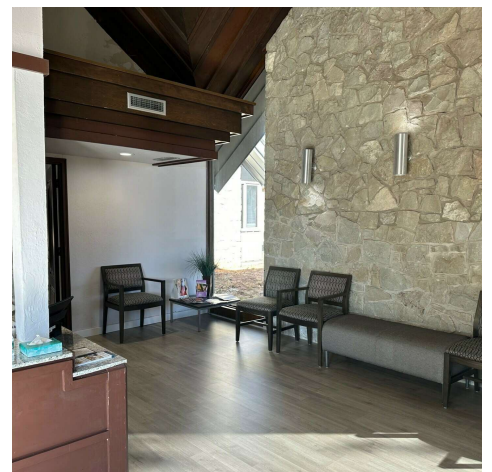
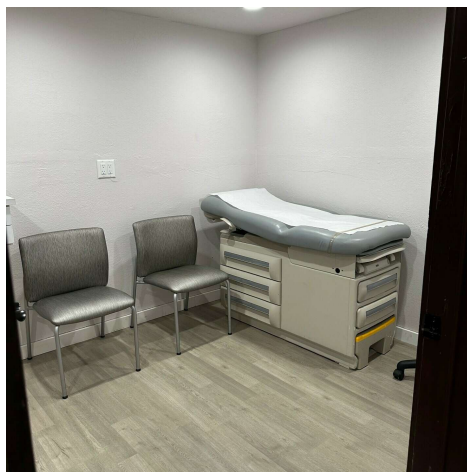
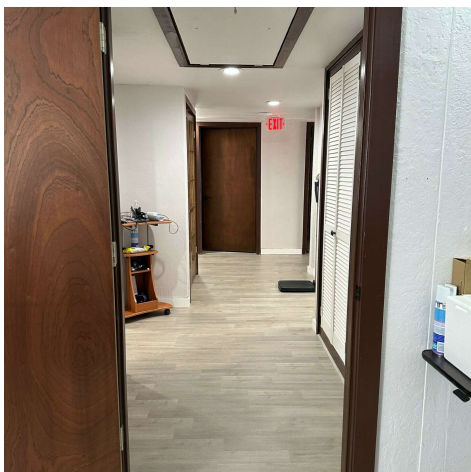
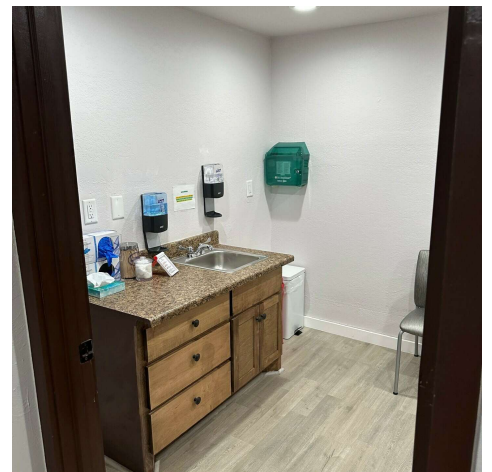
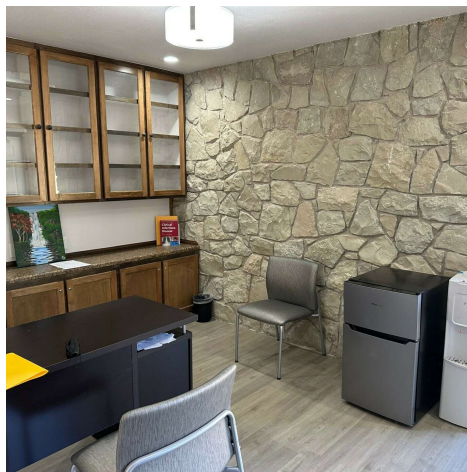
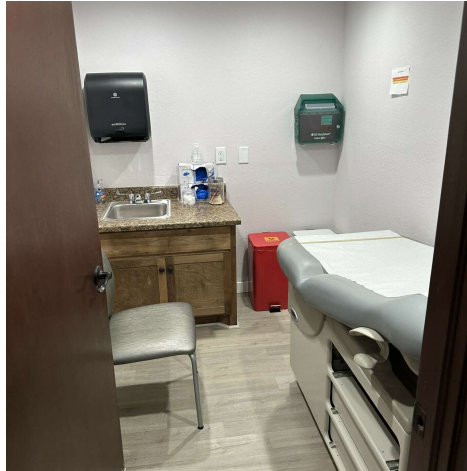
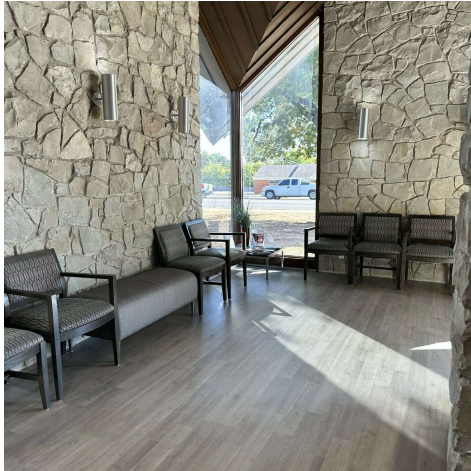
CHASE ANDERSON

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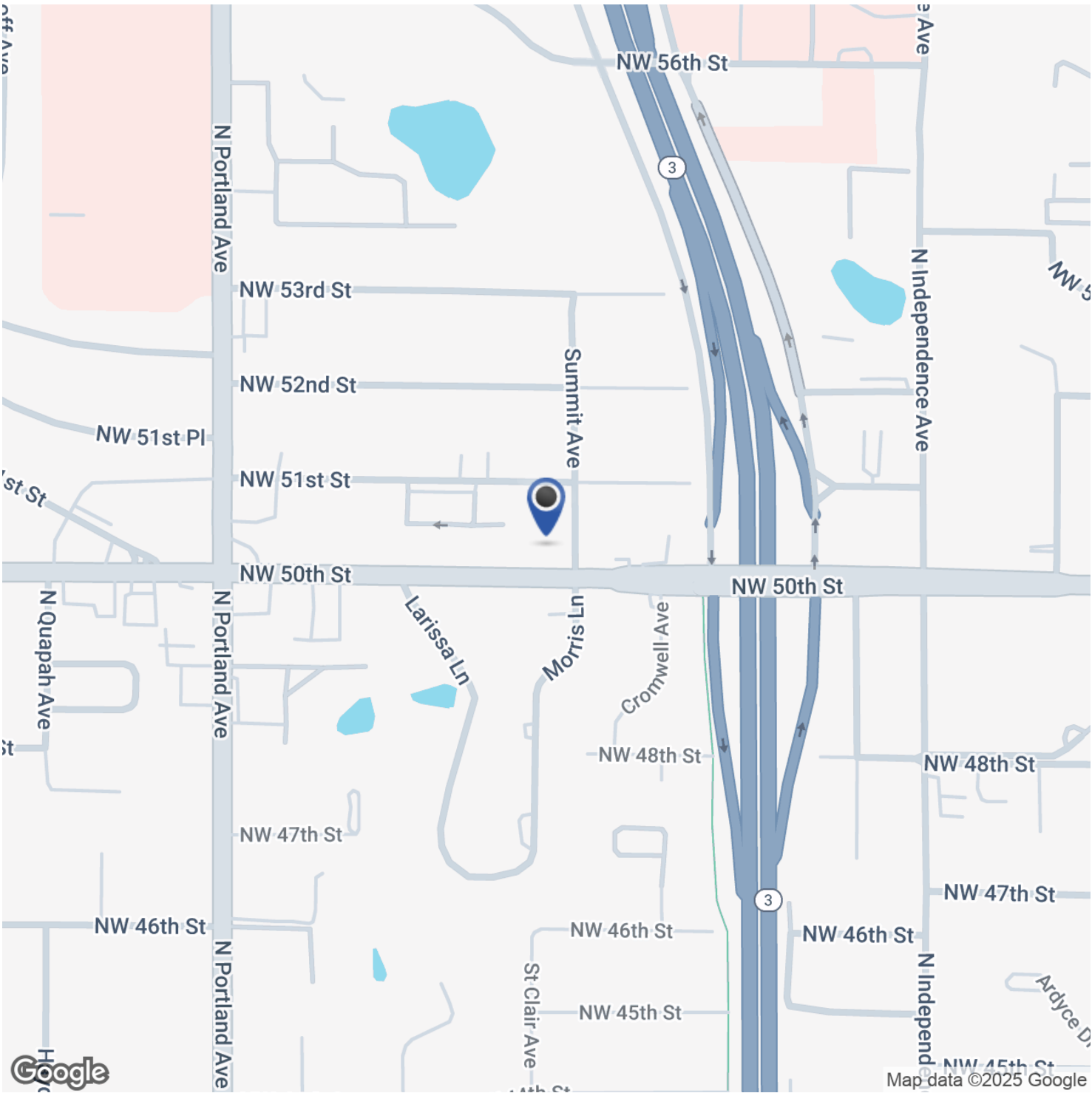
ADDITIONAL PHOTOS



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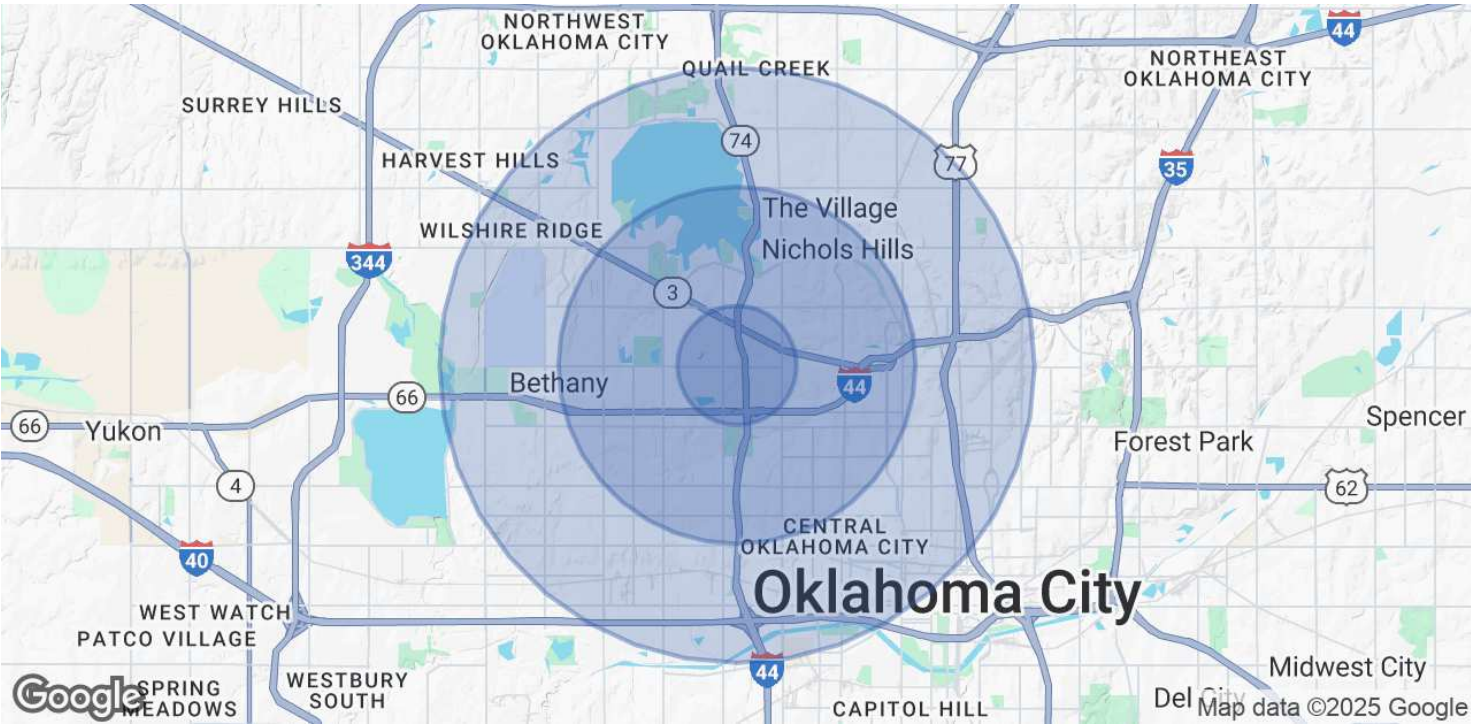
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,598	100,838	227,595
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,506	43,874	98,661
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$70,280	\$80,052	\$79,355
Average House Value	\$257,903	\$266,301	\$261,835

Demographics data derived from AlphaMap