

Free Standing Office building In Jenks For Lease

3017 West Main
Jenks, OK 74037

Dick Alaback
Senior Vice President
918.550.4455
rjalaback@mcgrawcp.com

MCP MCGRAW
COMMERCIAL
PROPERTIES



Property Summary



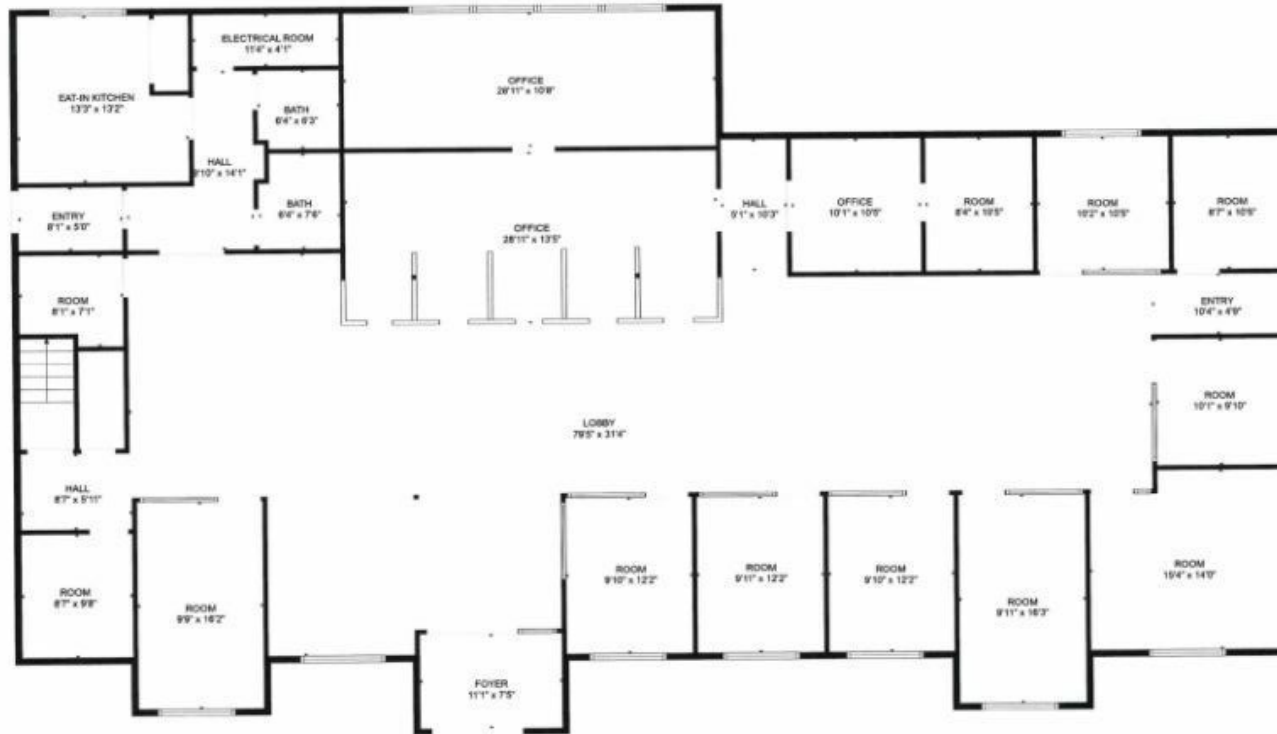
Location Description

High profile , high visibility 4,942 sf freestanding building on over 70,000 sf of land . This former Credit Union is an excellent condition and could be adapted for many uses. Just off the corner of Highway 75 and Main street (96th street) in Jenks this site offers easy highway access to all parts of town. The property could also be easily adapted to Medical use. Huge lot with plenty of parking .

Offering Summary

Rate Structure:	\$28 SF/yr (NNN)
Lot Size:	71,139 SF
Building Size:	4,942 SF

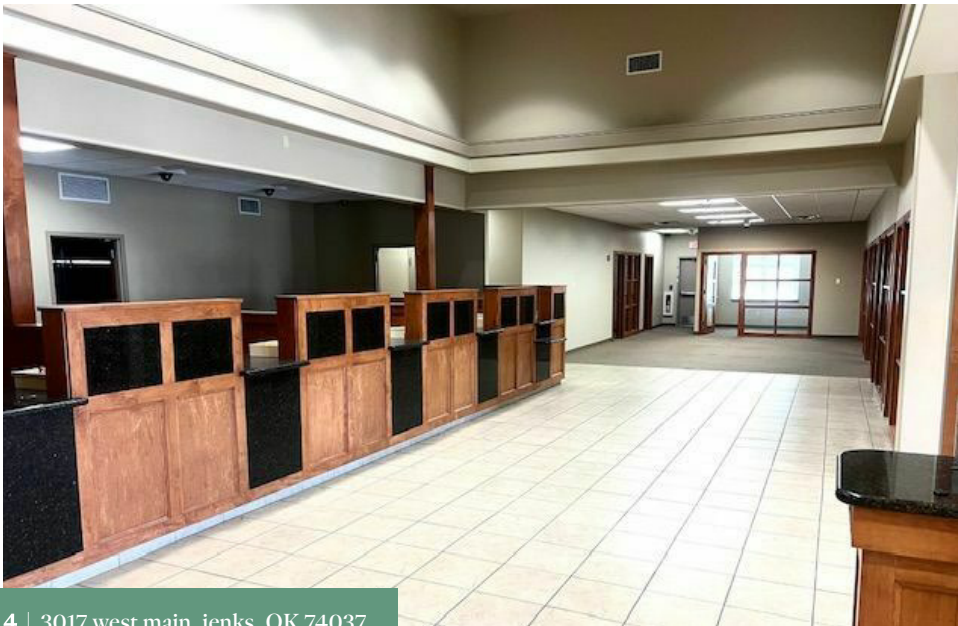
Floor Plans



Total GLA: 4732 sq. ft | Total: 5411 sq. ft
Floor 1: 4732 sq. ft (Excluded areas 52 sq. ft.)
Floor 2: 0 sq. ft (Excluded areas 627 sq. ft.)

FLOOR PLAN CREATED BY CIBOLA AND MEASUREMENTS, DECISIONS MADE BY CLIENT, NOT ANY REPRESENTATIVE.

Additional Photos



Location Map

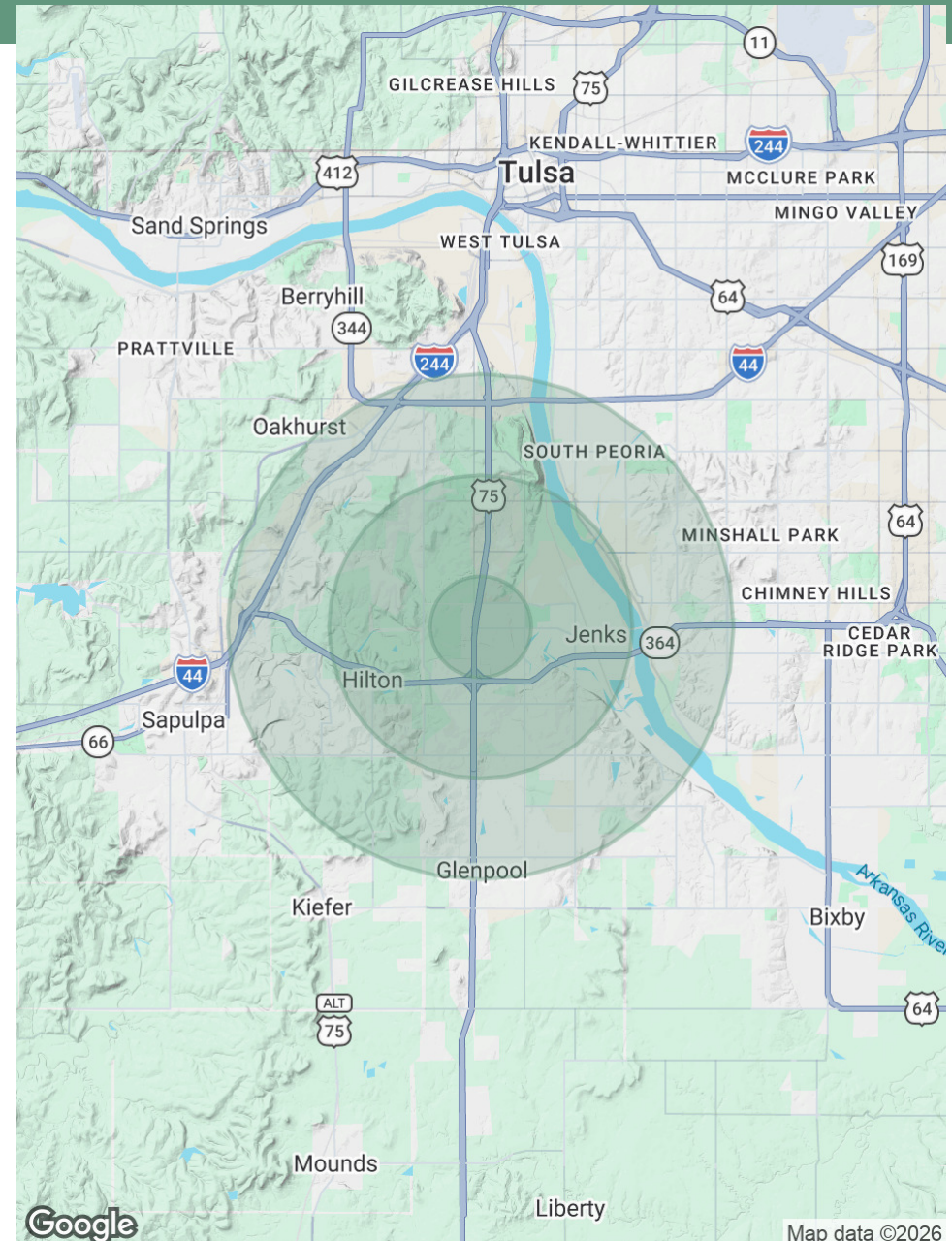


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	3,607	28,972	107,648
Average Age	32.3	35.0	36.5
Average Age (Male)	33.6	35.5	35.7
Average Age (Female)	30.2	34.2	37.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,230	10,724	42,405
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$108,196	\$111,669	\$100,036
Average House Value	\$271,603	\$291,988	\$277,435

2023 American Community Survey (ACS)



Contact

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918.550.4455 x4620

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MCP - McGraw Commercial Properties

4105 S. Rockford Ave.

Tulsa, OK 74105

mcgrawcp.com

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