

# 1402 W. GRANT AVE.

1402 W. GRANT AVE., PAULS VALLEY, OK 73075

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Discover the charm of Pauls Valley, OK, where the 1402 W. Grant Ave. property is located. This vibrant community offers a perfect blend of small-town serenity and modern amenities, attracting visitors and locals alike. Just a short distance away, tenants will find attractions such as the Santa Fe Depot Museum, Pauls Valley Water Park, and the historic Pauls Valley City Lake to provide ample opportunities for recreation and leisure. The area also benefits from a thriving shopping and dining scene, making it an ideal location for a Retail / Strip Center tenant seeking a prime spot with great visibility and customer traffic.

### PROPERTY HIGHLIGHTS

- Versatile layout for retail or commercial use
- Ample parking for convenience
- Spacious interior for various business setups
- Prominent signage opportunities for increased exposure

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Number of Units:	3
Available SF:	2,697 SF
Lot Size:	0.67 Acres
Building Size:	5,493 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	722	2,969	3,781
Total Population	1,166	5,783	7,682
Average HH Income	\$37,619	\$41,210	\$43,832

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

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PLANS



## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	2,697 SF	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1402 W Grant Ave	T-Mobile	1,767 SF	NNN	-	-
1402 W Grant Ave	Available	2,697 SF		Contact Broker for Pricing	-
1402 W Grant Ave	J Gray's Vapor Shop	1,029 SF	NNN	-	-

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RETAILER MAP



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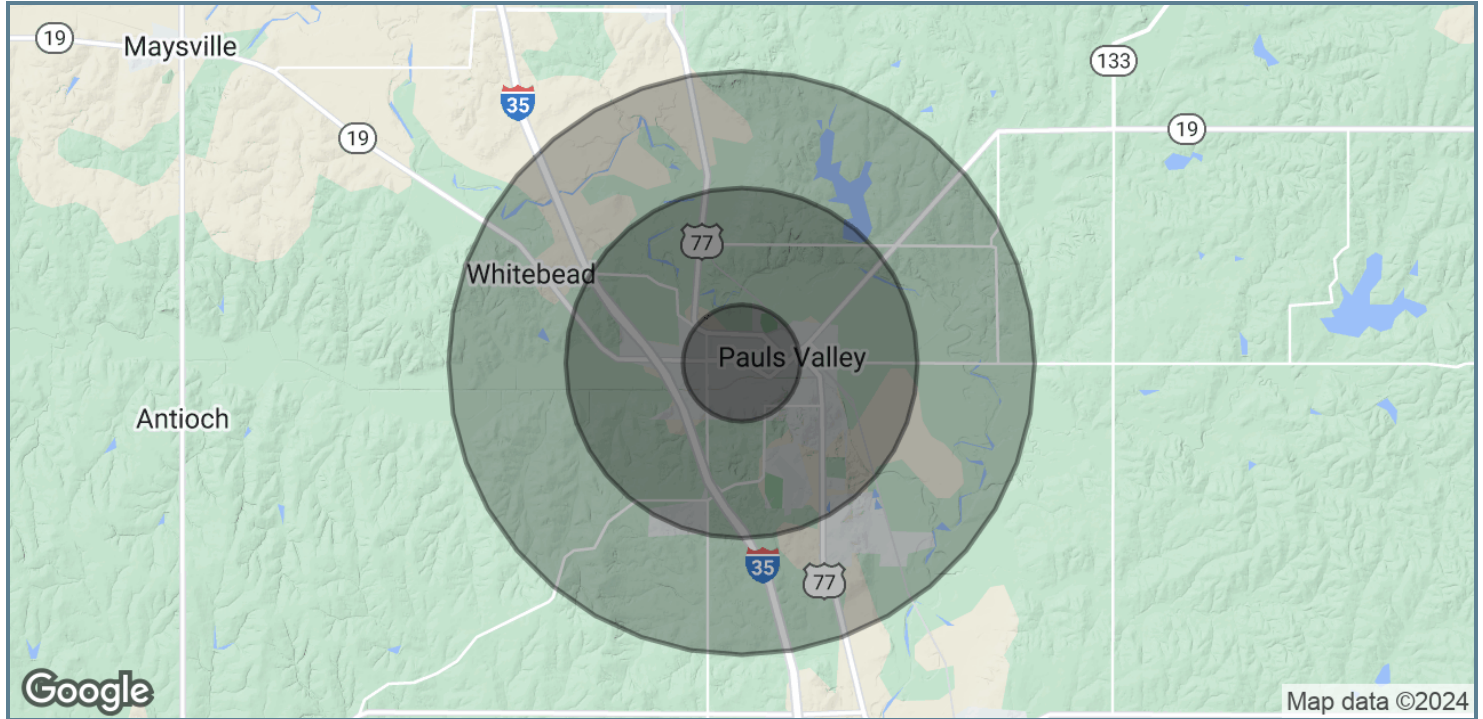
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,166	5,783	7,682
Average Age	46.5	42.9	40.6
Average Age (Male)	45.4	43.0	40.8
Average Age (Female)	46.6	42.7	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	722	2,969	3,781
# of Persons per HH	1.6	1.9	2.0
Average HH Income	\$37,619	\$41,210	\$43,832
Average House Value	\$81,277	\$88,150	\$98,323

2020 American Community Survey (ACS)

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