

SAPULPA/ROUTE 66 COMMERCIAL BUILDING FOR LEASE OR SALE



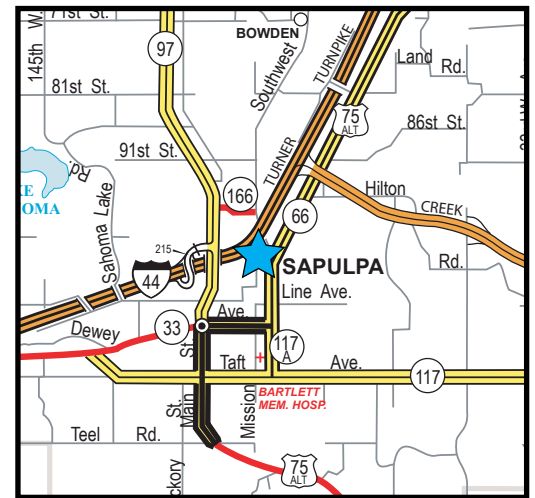
10289 STATE HIGHWAY 66 (1195 NEW SAPULPA ROAD), SAPULPA, OK 74066

SIZE

- 4,000 SF BUILDING
- 19,602 SF LAND AREA (.45 AC)

FEATURES:

- Duplex design retail/showroom space
- 2007 metal framed construction with dryvit exterior
- Contemporary interior finishes with following
 - 12' high exposed black painted ceilings
 - Exposed metal ducting
 - Joist mounted LED strip lighting
 - Scored concrete
- 15+ parking spaces; secured backside loading access
- Building signage along Historic Route 66
- Zoned High Intensity Commercial General (CG)
- Nearby access to I-44/Creek Turnpike (Hwy 364)



Sapulpa

2024 DEMOGRAPHICS

	1 mile	3 miles	5 miles
Residential Population	3,227	20,069	39,487
Daytime Population	2,957	19,911	40,958
Average Income	\$77,213	\$83,062	\$96,067

The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.

Contact: Monty Berry, CCIM, Broker Associate

Office (918) 280-9900 | **Cell** (918) 695-4162 | **Fax** (918) 280-9902

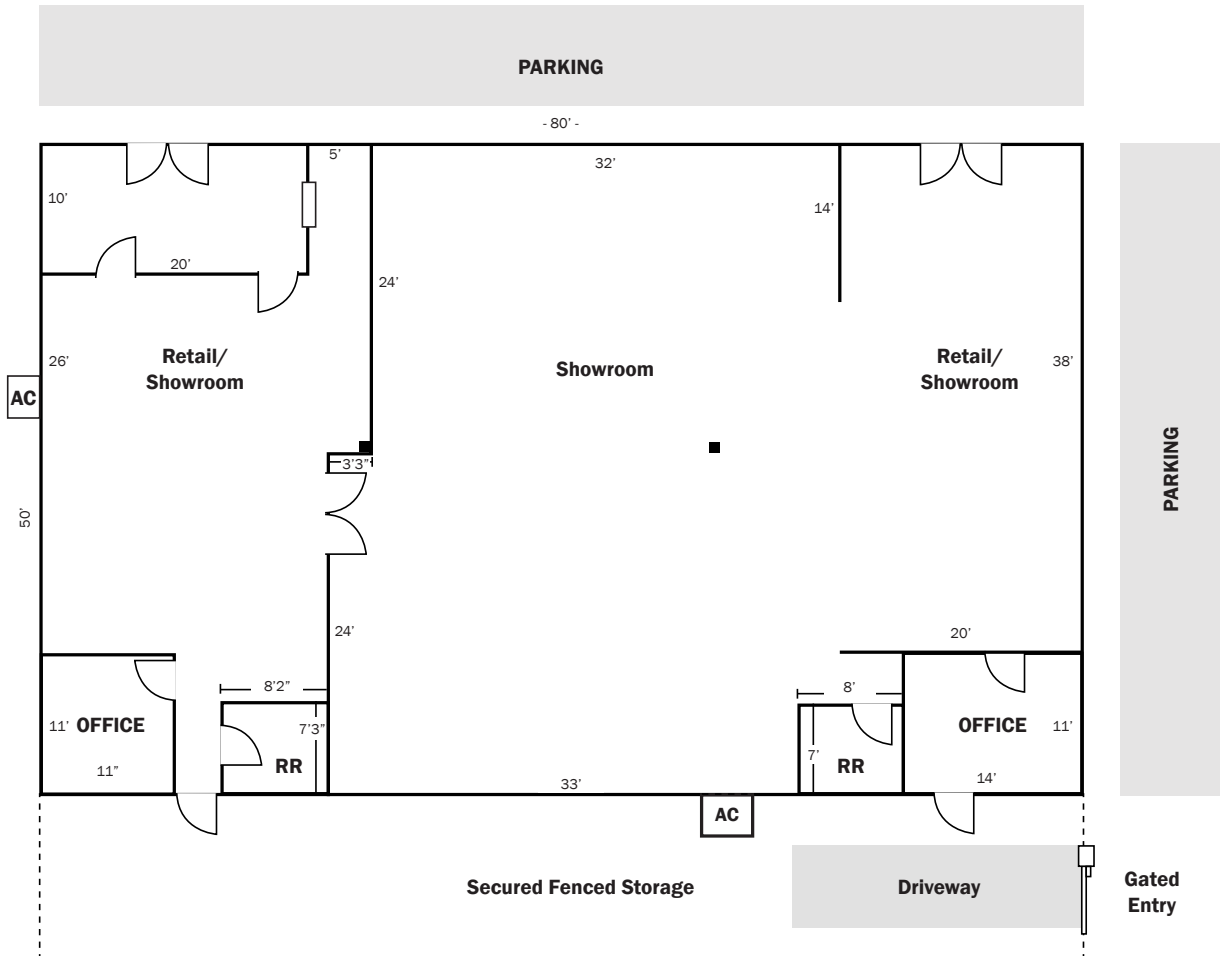
E-mail Monty@EquitasRealty.com



Aerial & Floor Plan



New Sapulpa Road



Photos



Exterior Front



Gated Side Area



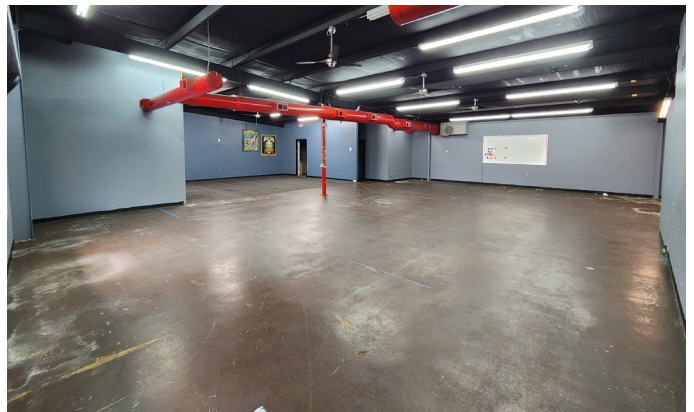
South space entry/lobby



South space middle work area



North space showroom



North space showroom



North space entry/retail area