

2320 S. AIR DEPOT BOULEVARD
MIDWEST CITY, OK 73110



2320
S. AIR DEPOT

Investment Opportunity
10,100 SF on 0.94 Acres MOL
Sales Price: \$2,042,245.16
Cap Rate: 7.75%

NAIRED COMMERCIAL
REAL ESTATE
405.840.0600 | NAIRED.COM

NATHAN WILSON
405.760.5327
NATHAN@NAIRED.COM

DAVID HARTNACK
405.761.8955
DAVID@NAIRED.COM

SAM SWANSON
405.208.2046
SAM@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF 10,100 SF +/-

LOT SIZE 0.94 ACRES +/-

YEAR BUILT 1929

ZONING COMMERCIAL

- **NOI: \$158,274.00**
- 100% Occupied
- 3 Notable Tenants
- 4,500' North of Tinker Air Force Base
- Midwest City is the 6th Largest City in the State
- Located 6 Miles from Downtown Oklahoma City

DEMOGRAPHICS



POPULATION

1 MILE: 7,529

3 MILES: 70,154

5 MILES: 121,989



AVERAGE HOUSEHOLD INCOME

1 MILE: \$46,313

3 MILES: \$28,084

5 MILES: \$48,345



TOTAL HOUSEHOLDS

1 MILE: 3,340

3 MILES: 28,084

5 MILES: 48,345



1.5 MILES FROM I-40

4.5 MILES FROM I-35

4.5 MILES FROM I-240

2320 S. AIR DEPOT BOULEVARD



2320 S. AIR DEPOT BOULEVARD AERIAL

