

# Broken Arrow Office For Sale / Lease

1013 W Ithica St,  
Broken Arrow, OK 74012

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**MCP** McGRAW  
COMMERCIAL  
PROPERTIES



# Property Summary



## Property Description

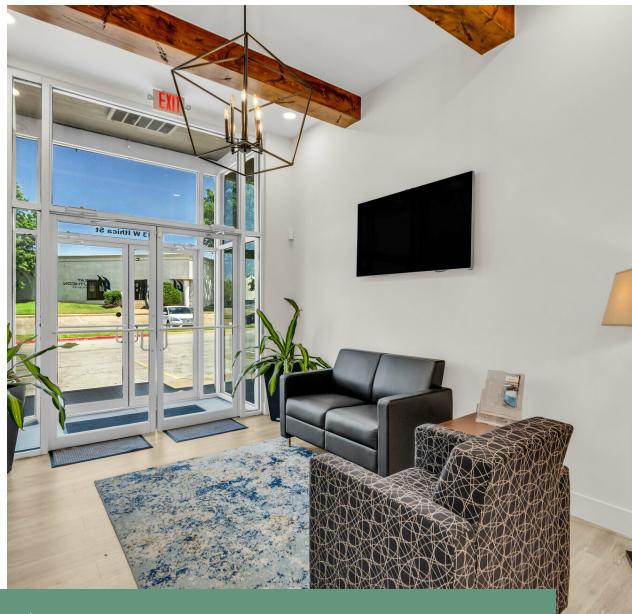
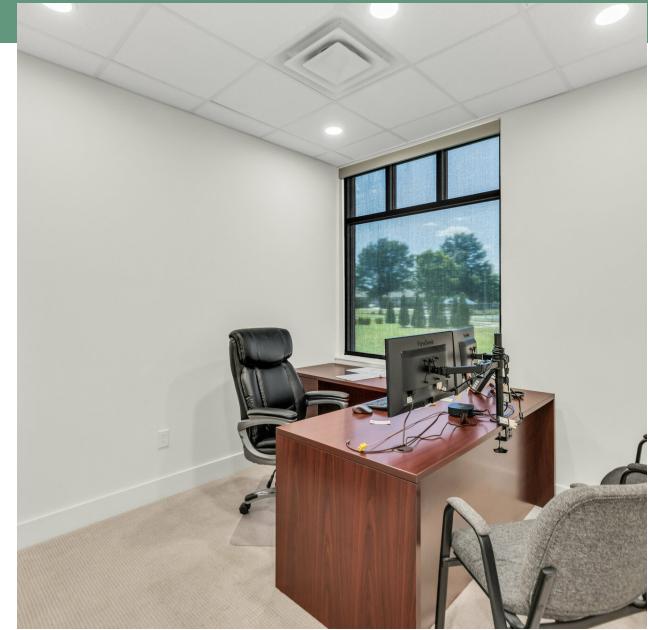
For sale or lease: ~4,800 SF office building, built in 2017, zoned CG, prime location in Broken Arrow.

## Property Highlights

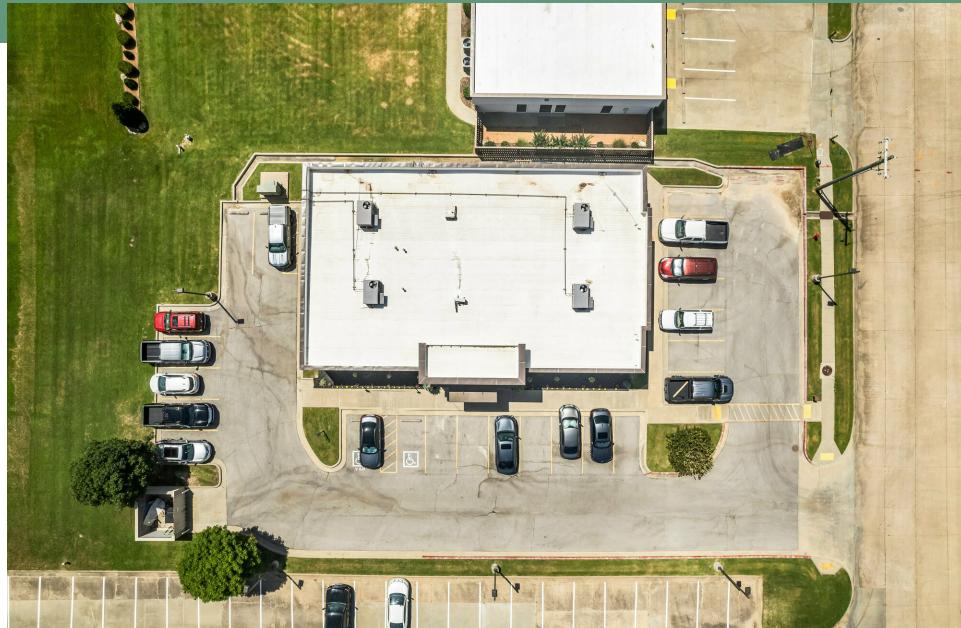
- Adjacent to St. Francis BA
- 23 parking spaces (4.79 ratio)
- New Orleans District

## Offering Summary

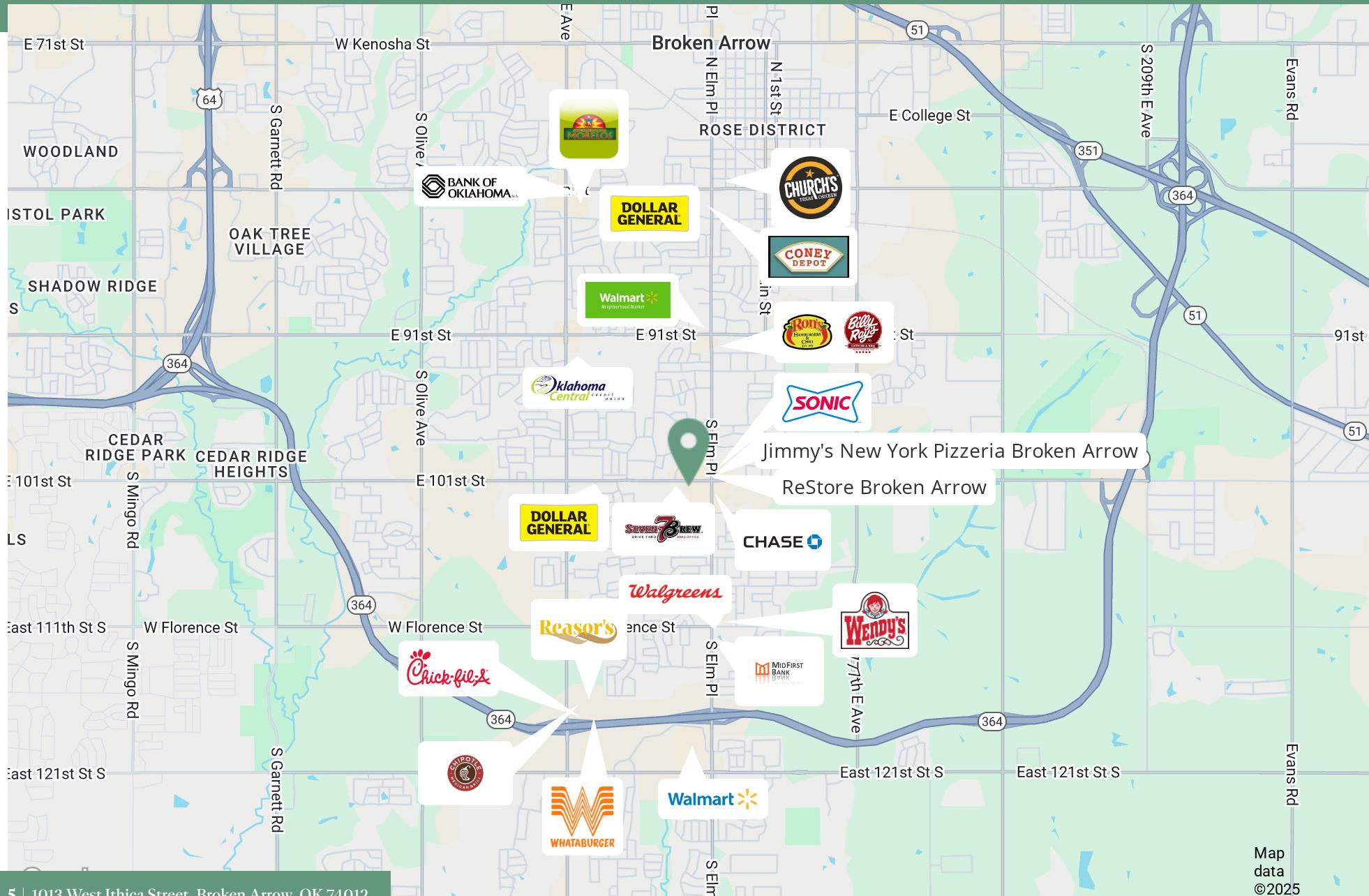
# Additional Photos



# Additional Photos



# Location Map

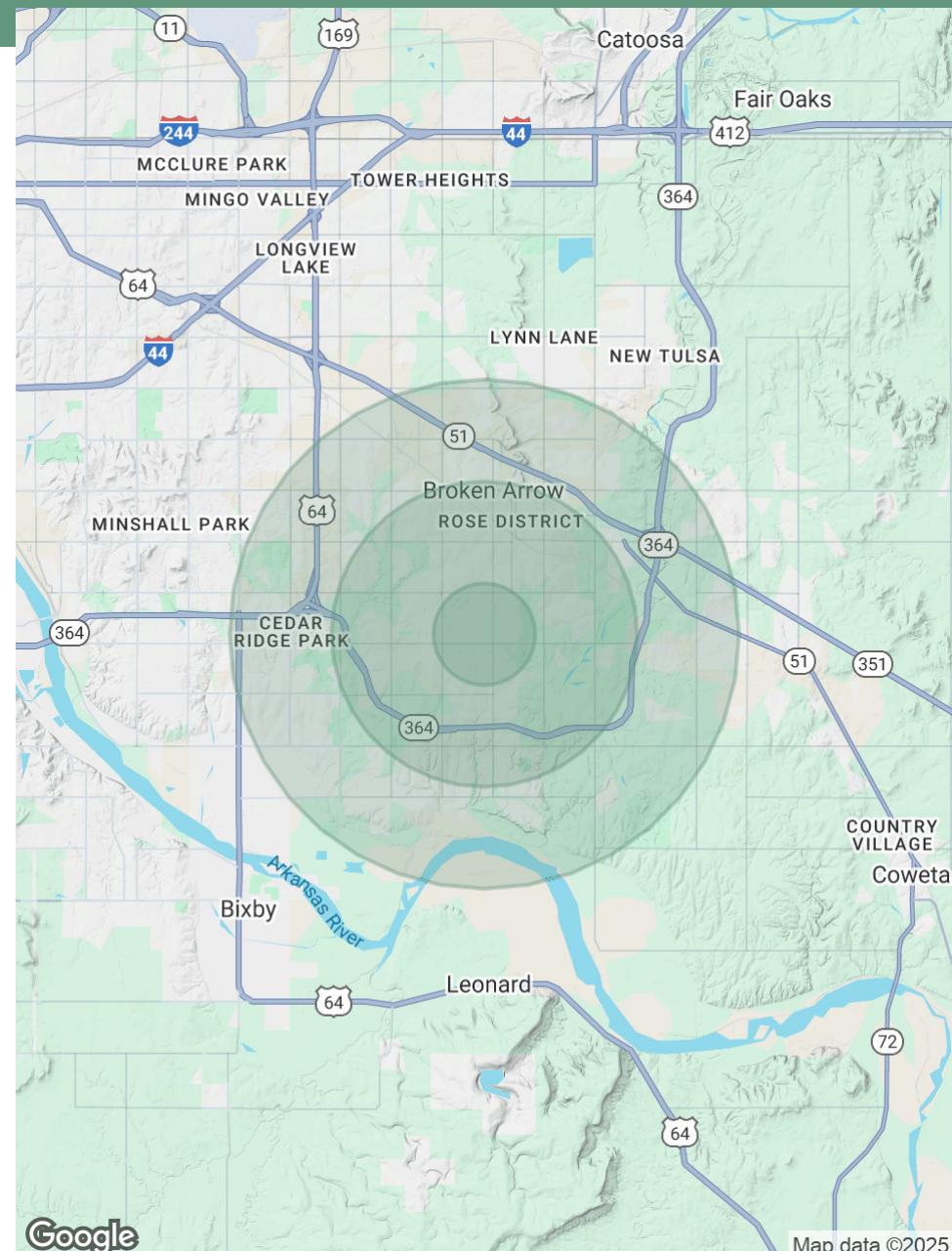


# Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	11,163	62,776	134,016
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,321	23,551	51,237
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$79,667	\$102,137	\$105,437
Average House Value	\$200,915	\$258,502	\$282,413

Demographics data derived from AlphaMap



# Contact

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