

# FOR SALE

4520 SW 33<sup>rd</sup> Street,  
Oklahoma City, OK 73179



**Johnson**  
Commercial Group

JohnsonCommercialGroup.com



## Offering Summary

**Sale Price: \$750,000**

**Price Per SF: \$109.65**

**Size: 6,840 SF**

**Lot Size: 0.84 Acres**

**Year Built: 1983**

**Zoning: I-2**

## Property Overview

Previously operated as a daycare center, this 6,840 SF freestanding office property sits on 0.84 acres and is zoned I-2, offering flexibility for a variety of professional or institutional uses. Conveniently located just 0.5 miles north of I-240 and 2 miles south of I-40 at Meridian and SW 33rd Street, the building features multiple private offices, a welcoming reception area, large open rooms well-suited for classrooms or collaborative workspaces, seven bathrooms (including two multi-stall), a kitchen, and a large fenced yard. Fully equipped with a fire sprinkler system to meet safety standards. 16 parking spaces and an adaptable layout, this property is ideal for educational services, medical or professional offices, or other administrative operations.

**Chris Johnson**  
chris@jcgok.com  
405.435.3572



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REALTY

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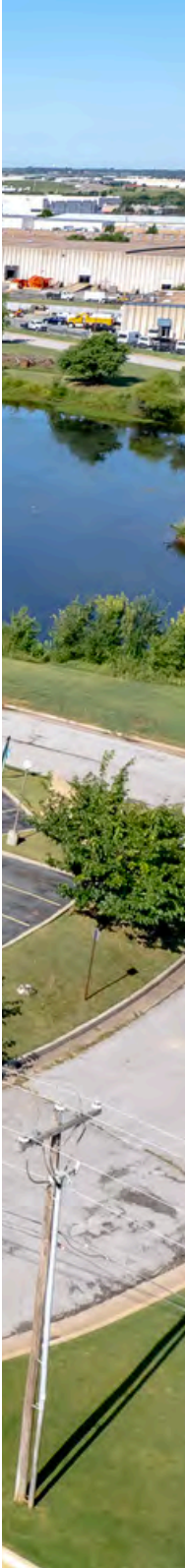
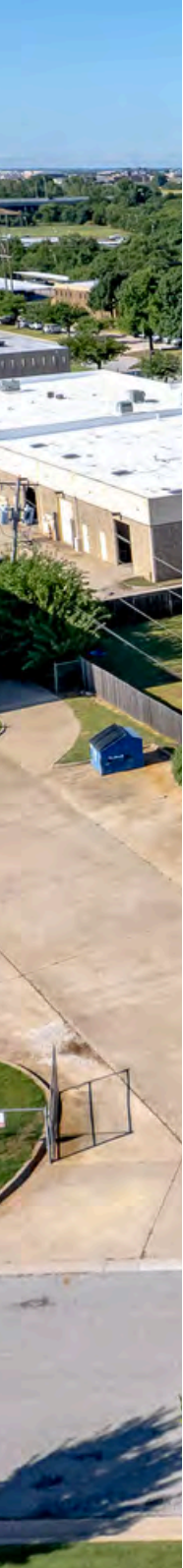
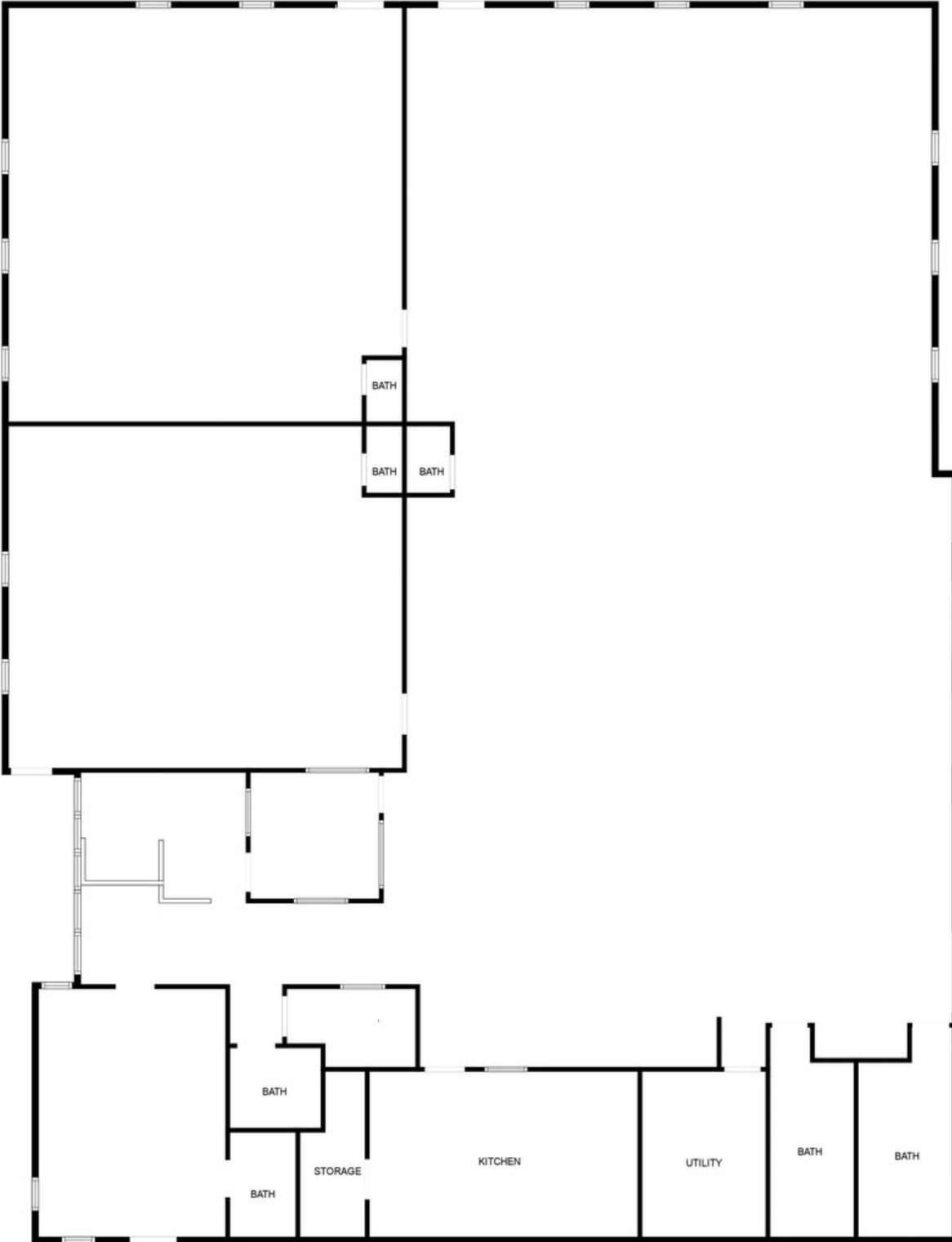
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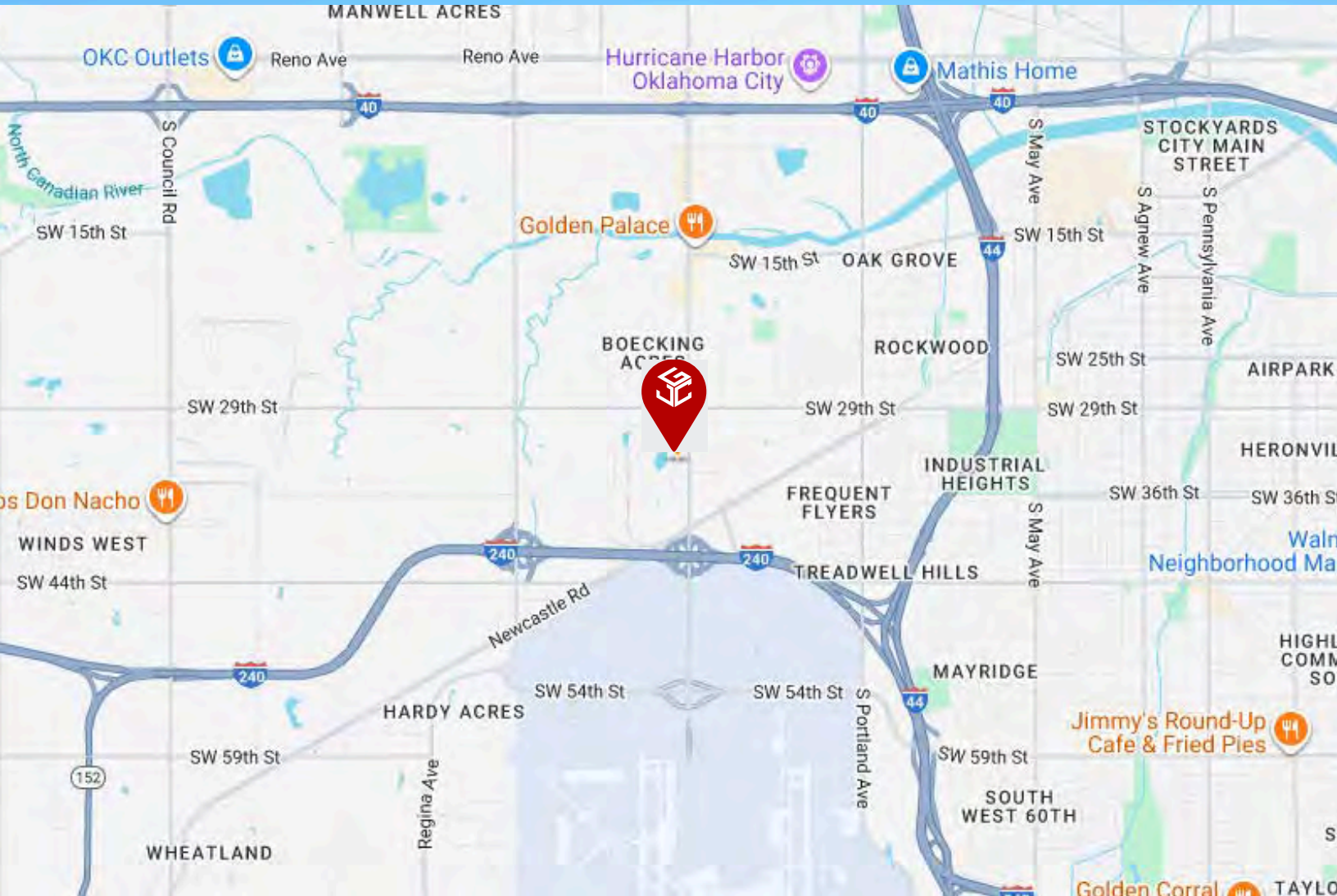
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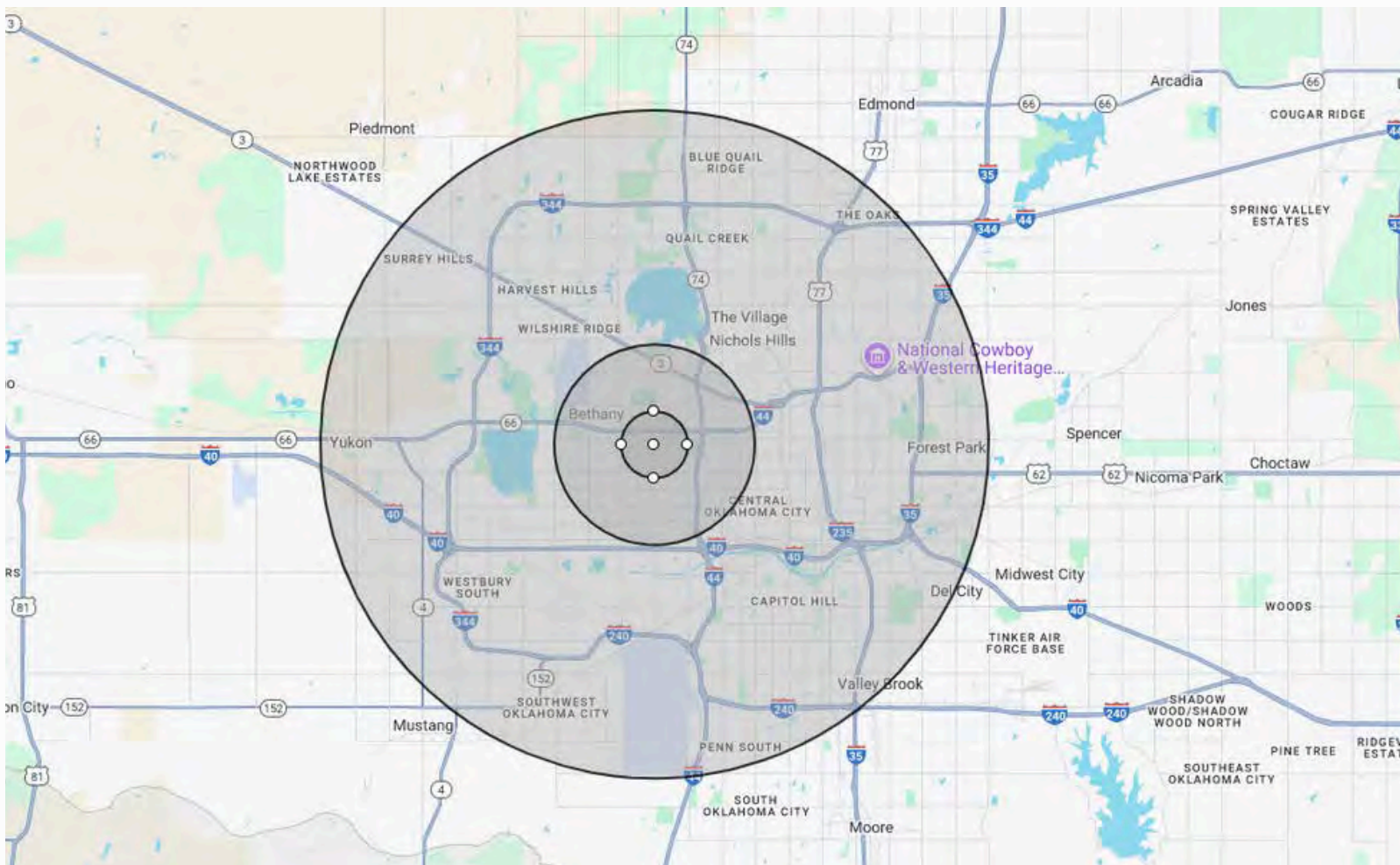
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### Demographics

### 1 MILE

### 3 MILE

### 10 MILE

Population	2,462	37,144	621,928
Average Age	34	31	36
Employment	5,411	43,190	385,732
Households	982	12,556	245,186
Ave. Household Income	\$70,073	\$50,764	\$72,810
Median Household Value	\$70,131	\$68,022	\$162,693

### Traffic Count

### Average Daily Volume

**16,155 Vehicles**

Demographic data provided by CoStar

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