

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$575,000
Building Size:	5,664 SF
Lot Size:	12,786 SF
Price / SF:	\$101.52
Gross Income:	\$72,540/year
Year Built:	1981

PROPERTY OVERVIEW

5,664 SF multi-office building for sale right off NW Expressway and MacArthur Blvd. High visibility with 52, 608 VPD on NW Expressway and 19,665 VPD on MacArthur Blvd.

PROPERTY HIGHLIGHTS

- High Visibility
- Off NW Expressway
- Private Parking

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

5845 NW 72ND PL
5845 NW 72ND PL | WARR ACRES, OK 73132

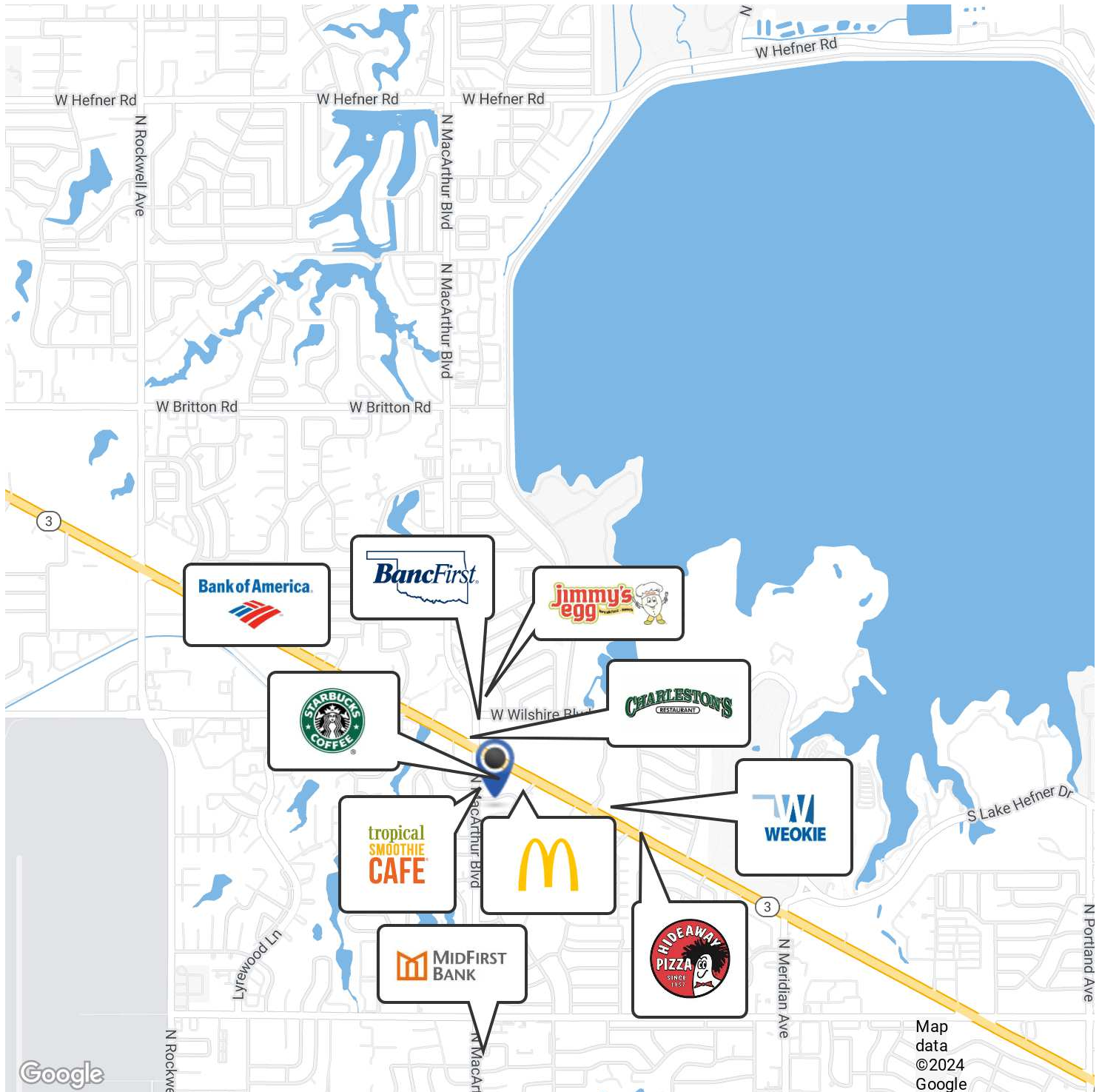
ADDITIONAL PHOTOS



TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

RETAILER MAP

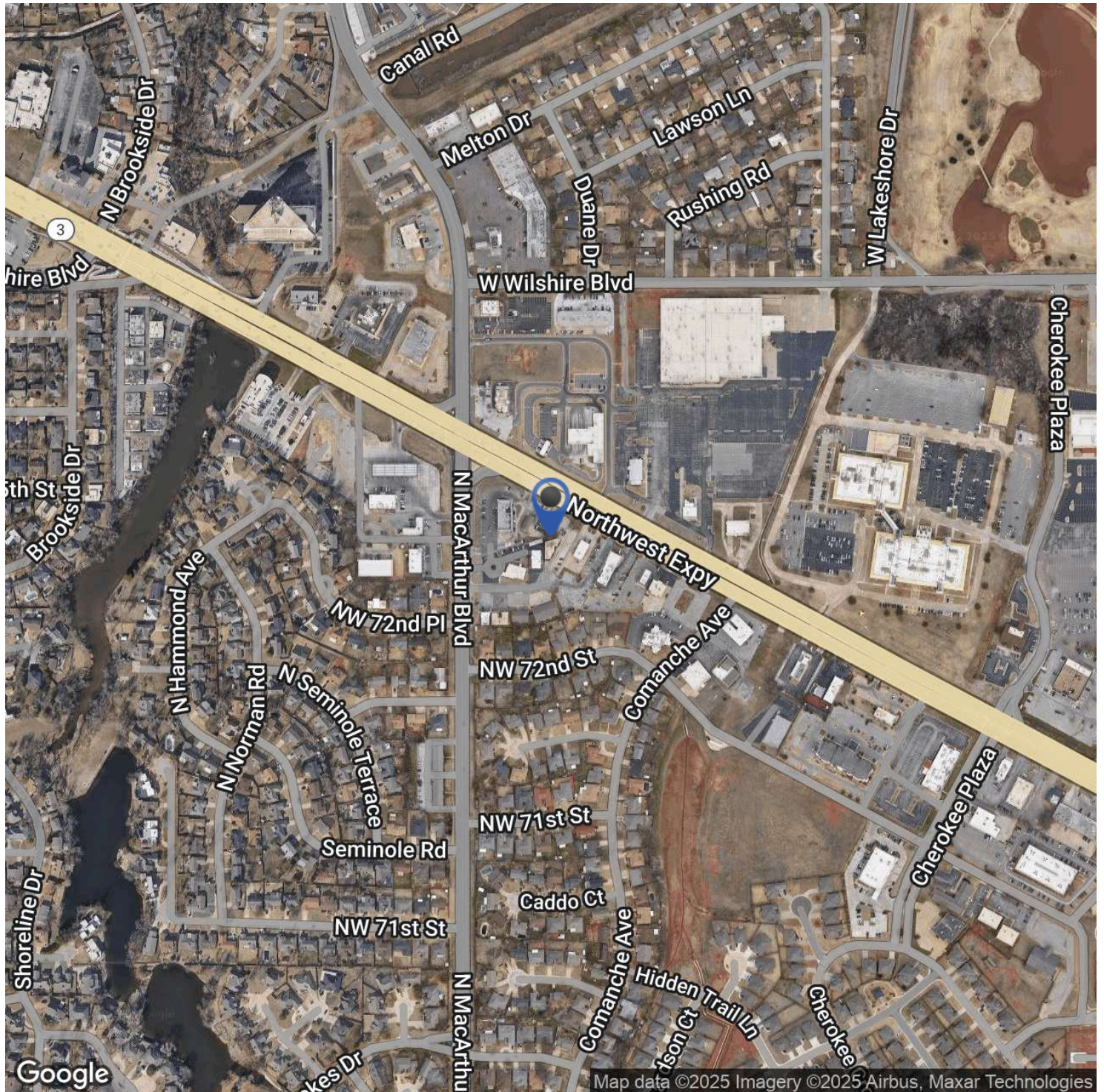


TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

5845 NW 72ND PL
5845 NW 72ND PL | WARR ACRES, OK 73132

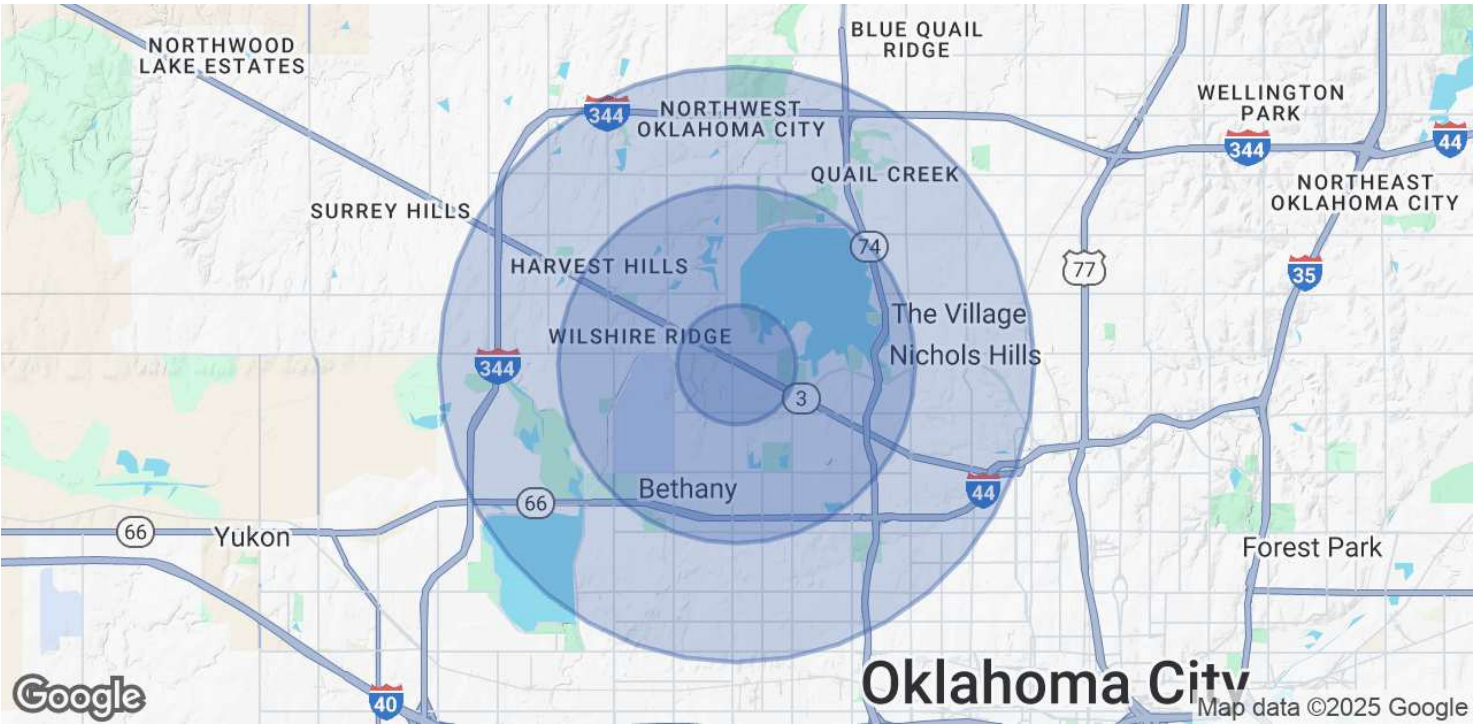
LOCATION MAP



TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,406	78,988	210,979
Average Age	37	41	40
Average Age (Male)	36	39	39
Average Age (Female)	39	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,980	33,705	90,822
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$74,418	\$83,533	\$90,361
Average House Value	\$230,904	\$243,727	\$281,689

Demographics data derived from AlphaMap