

FOR LEASE

1960 Harper St,
Choctaw, OK 73020



Johnson Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Available SF: 2,900 SF +/-

Lease Price: \$13.25 SF/YR

Lease Type: MG

Zoning: Commercial

Year Built: 2004

Property Overview

1960 Harper Street is a 2,900 SF +/- office and medical suite set up to serve a professional or medical tenant from day one. A reception desk greets visitors at the front entry, with four private offices, two exam rooms, and two restrooms arranged along the front of the suite. Toward the rear, the layout opens into a large open office area, giving a tenant room for additional workstations, a bullpen, or flexible use beyond the private offices up front. Additional storage is included in an insulated attic space above the finished suite, served by its own HVAC, giving a tenant a place to store files, equipment, or inventory without giving up usable office square footage below. The suite is well suited to medical, dental, counseling, or professional office tenants who want private patient or client rooms along with open work space in one location. **** Owner/Broker****

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

Tige Vanover
tige@jcgok.com
580.478.8099

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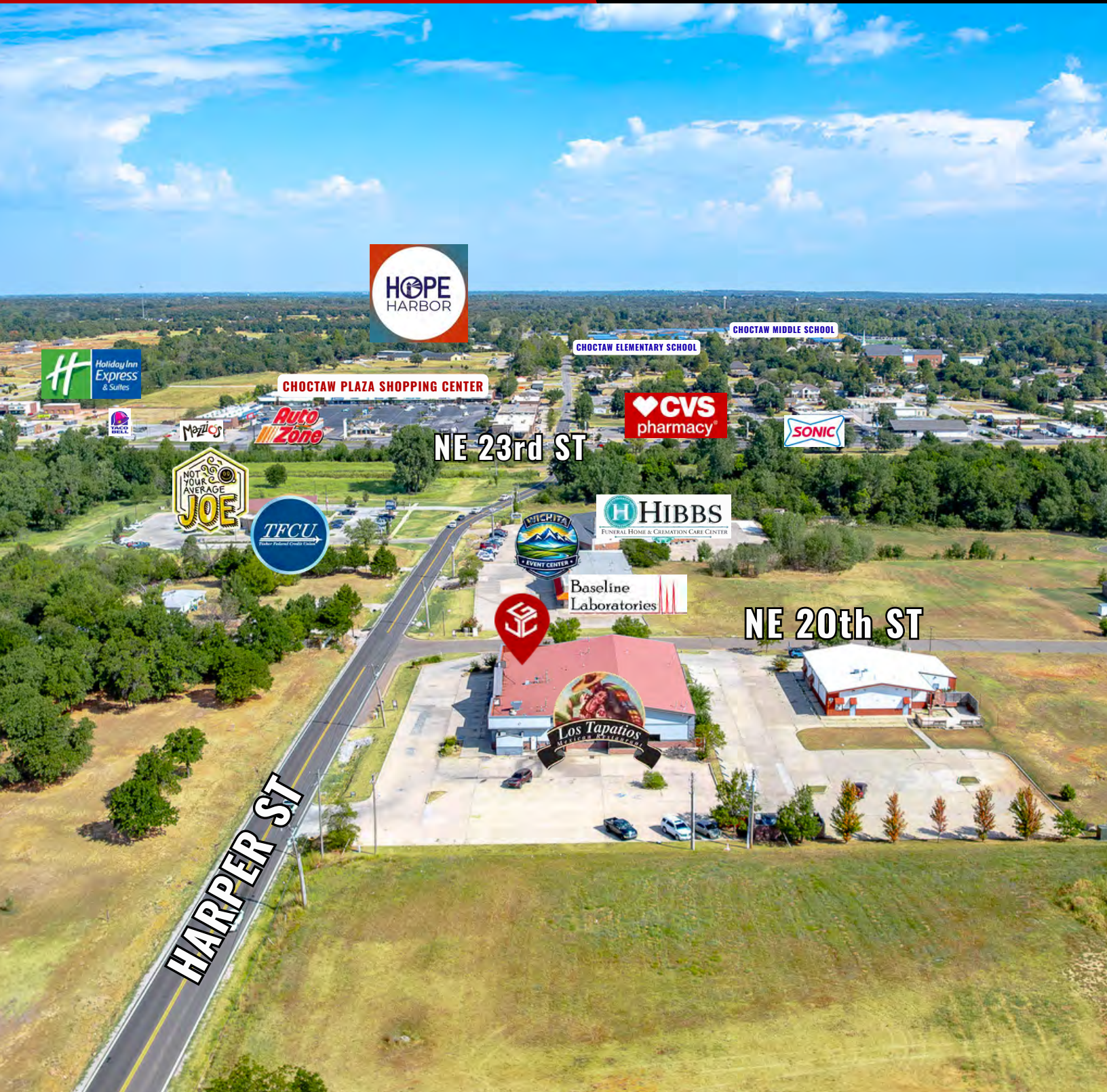
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City of Choctaw Zoning Map



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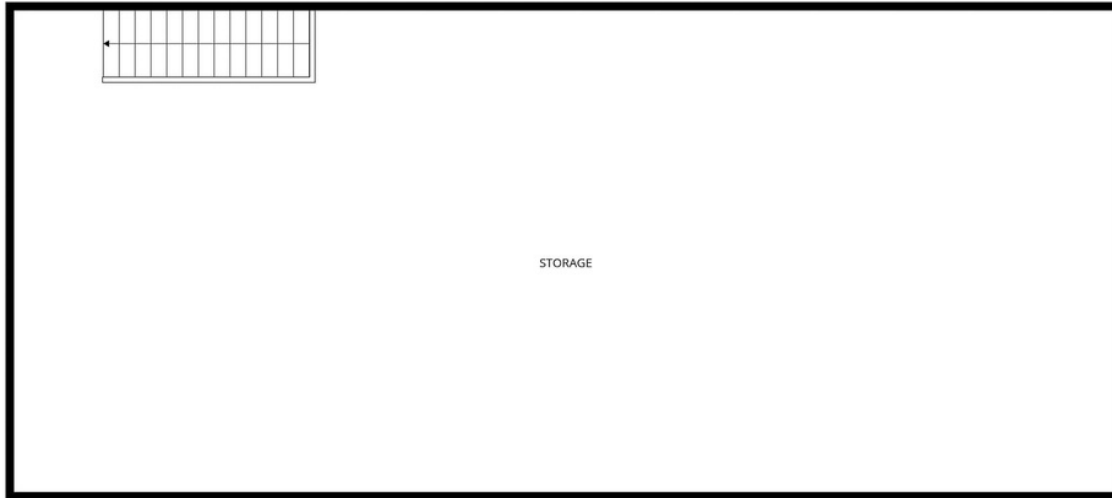
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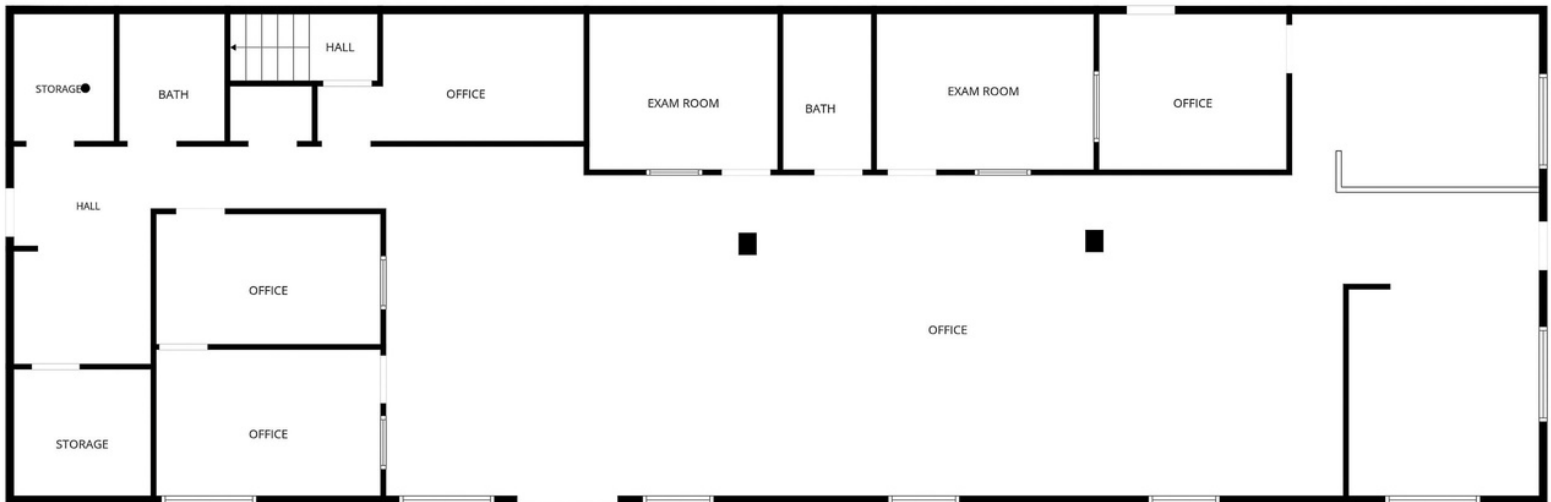


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Attic Space



First Floor



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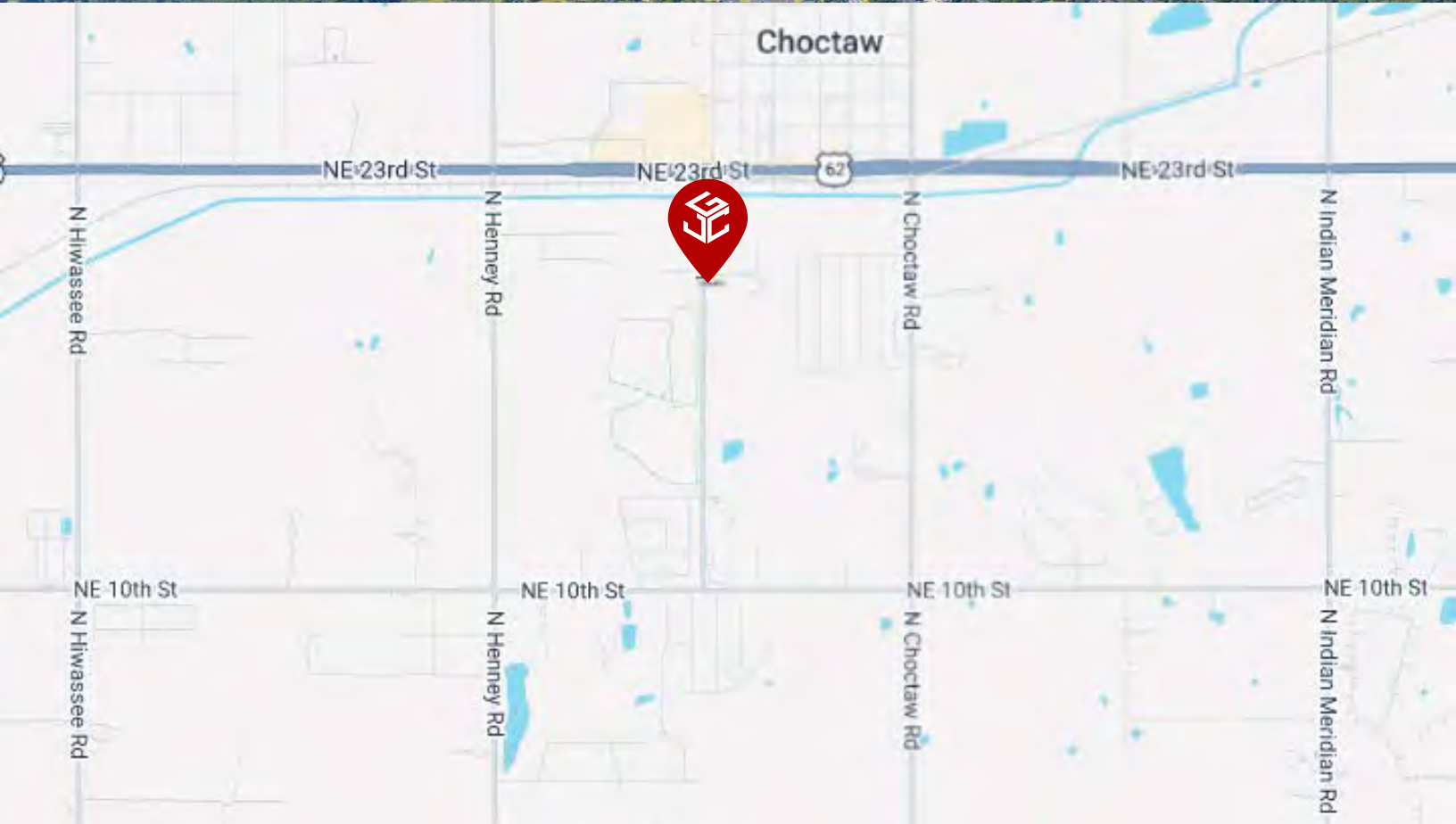
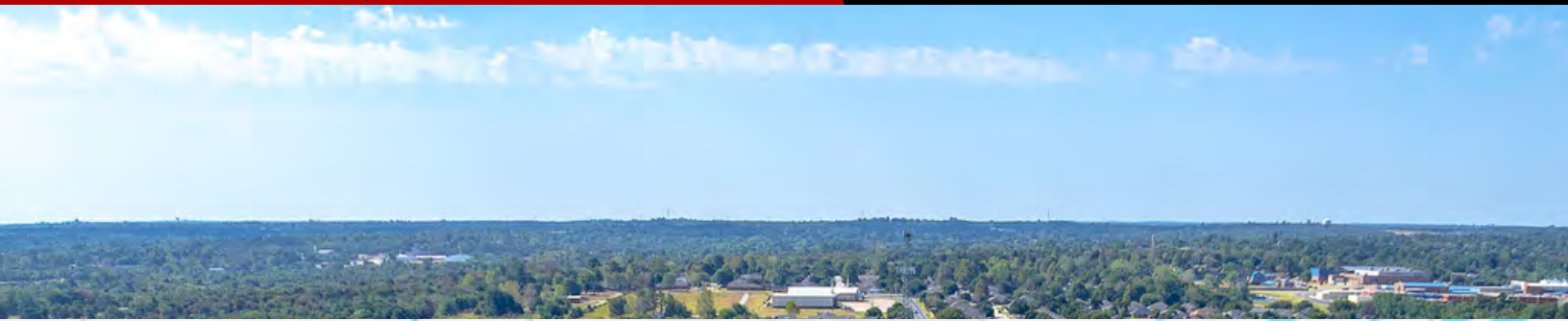
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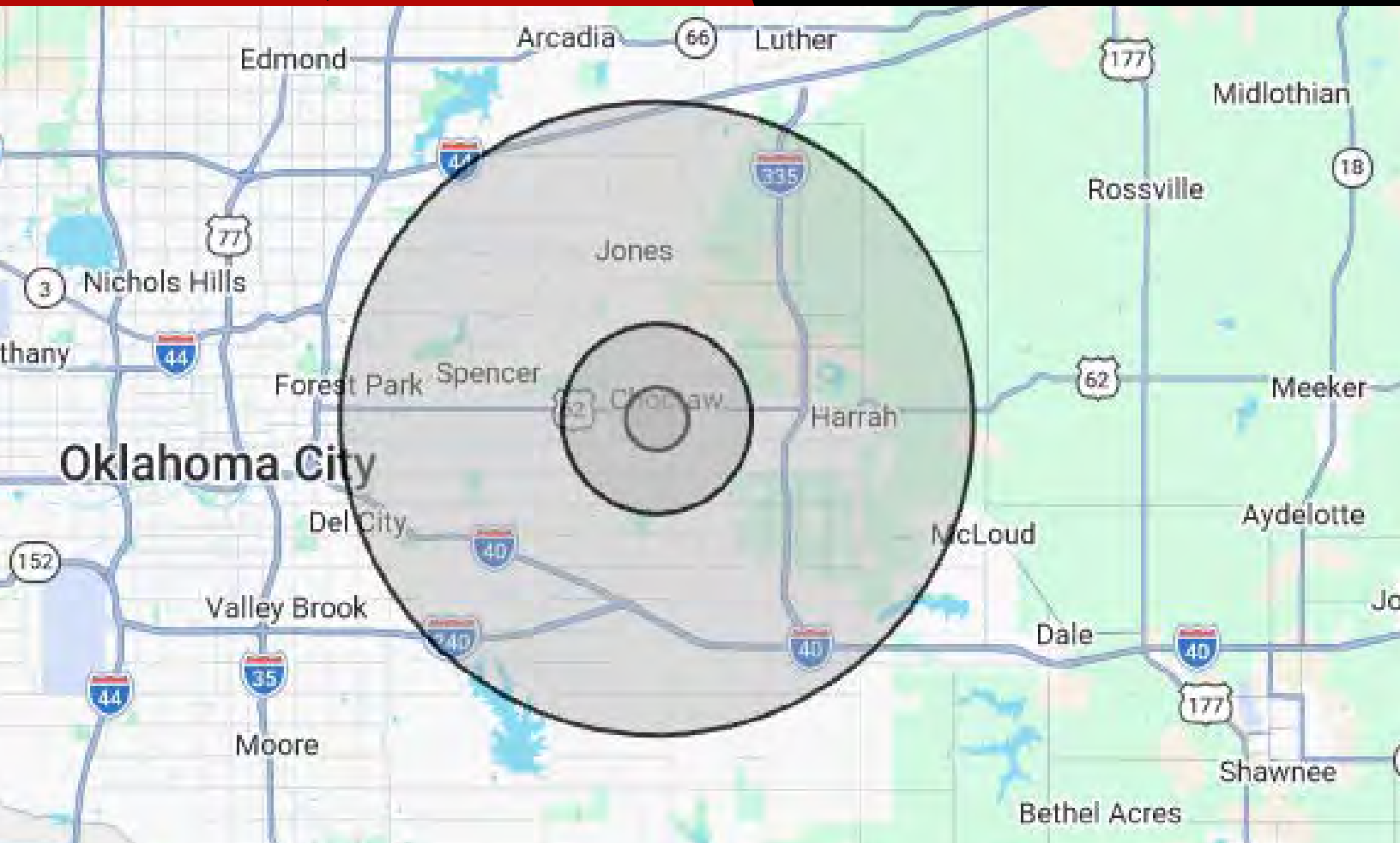
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Demographics	1 MILE	3 MILE	10 MILE
Population	2,650	13,043	141,456
Median Age	39	43	39
Employment	1,206	3,055	40,369
Households	1,064	4,965	55,138
Ave. Household Income	\$100,030	\$118,688	\$91,620
Median Home Value	\$218,148	\$287,885	\$233,104

Traffic Count

Average Daily Volume
Information Provide By CoStar

1,481 Vehicles

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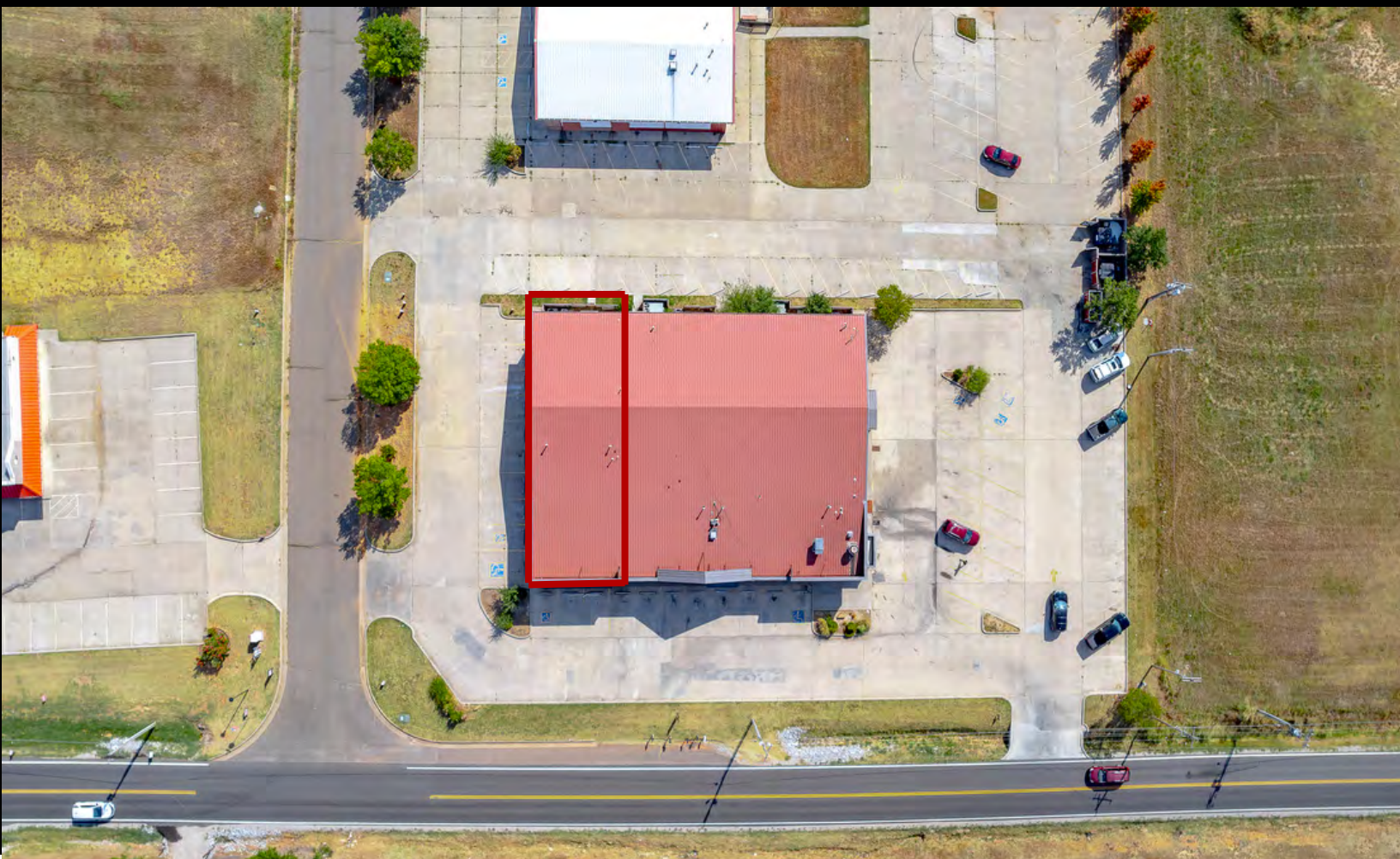
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