

FOR SALE



**3501-3601 S I-35 Service Rd,
Moore, OK 73160**

JohnsonCommercialGroup.com



Offering Summary

Sales Price: \$3,500,000

Building Size: 23,586 SF

Lot Size: 4.47 Acres

Built In: 1967

Zoning: I-2

Traffic: 108,058 VPD

Property Overview

Located at 3501-3601 S I-35 Service Road, this commercial property offers excellent visibility and access along I-35, with traffic counts of approximately 108,058 vehicles per day. The site includes eight buildings totaling 23,586 SF on 4.47 acres, consisting of three office buildings with highway frontage and five warehouse buildings. The layout provides a mix of office and industrial space suitable for a variety of users and tenants. With convenient access to the I-35 corridor and strong exposure, the property is well positioned for continued use as a multi-tenant commercial/industrial site or future redevelopment in a high-traffic location.

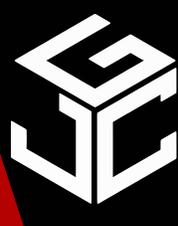
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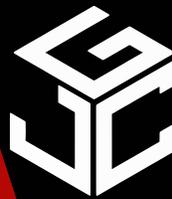
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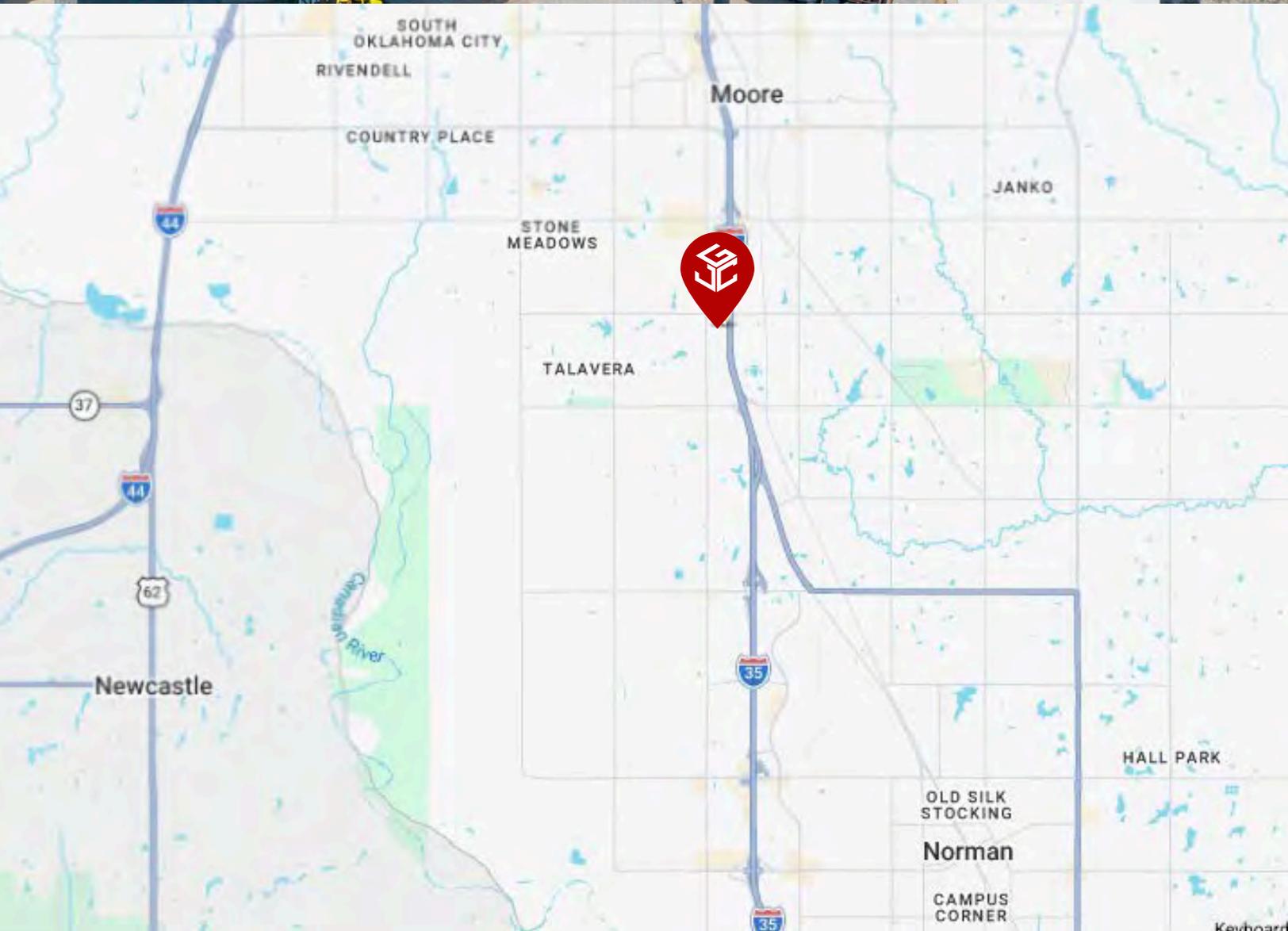
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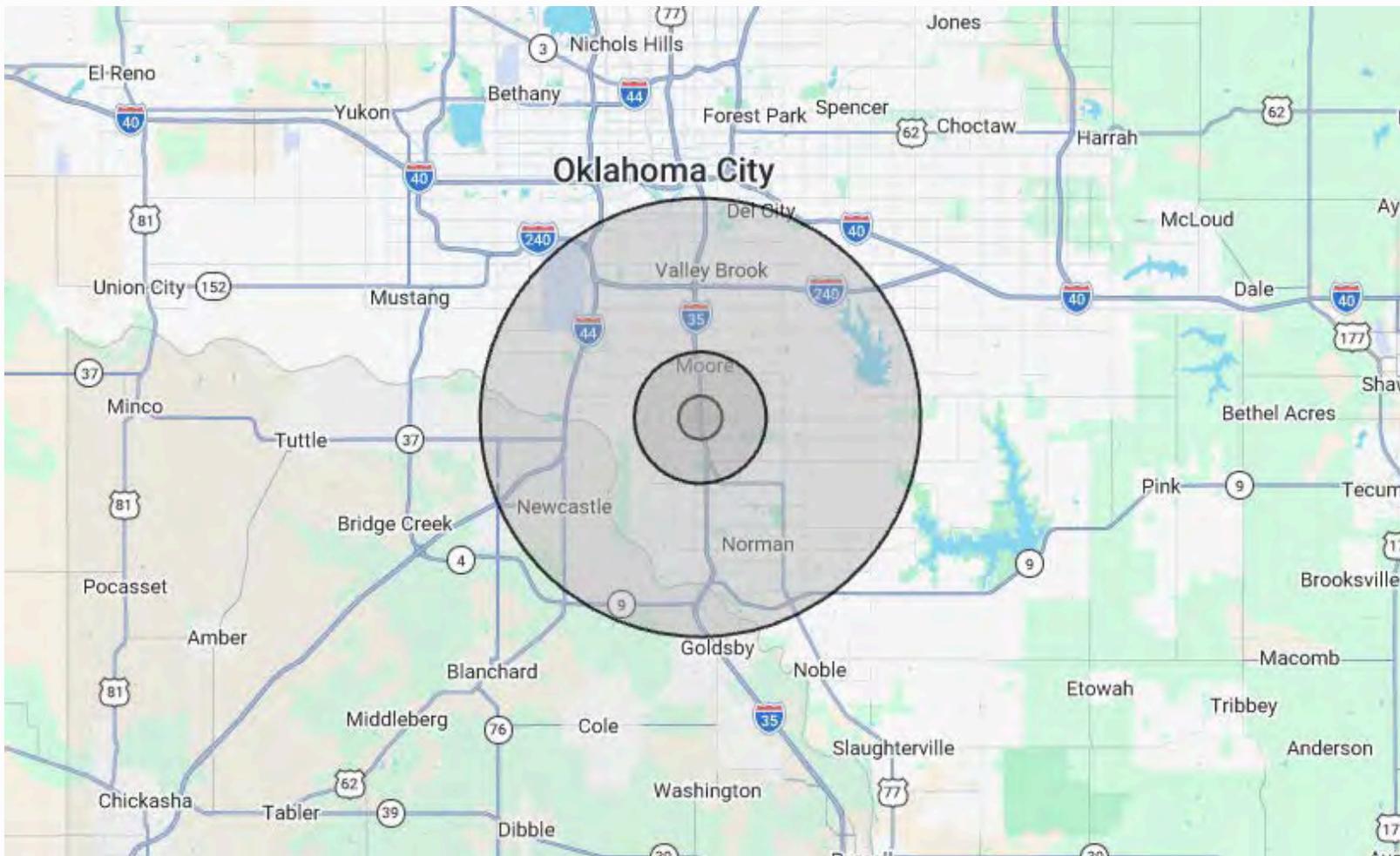
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Demographics

1 MILE

3 MILE

10 MILE

| | | | |
|-------------------------|----------|----------|----------|
| Population | 6,453 | 51,813 | 414,851 |
| Average Age | 34 | 36 | 34 |
| Employment | 2,383 | 17,894 | 168,863 |
| Households | 2,569 | 19,359 | 156,068 |
| Ave. Household Income | \$95,484 | \$86,794 | \$75,466 |
| Median Household Income | \$76,161 | \$76,572 | \$58,092 |

Demographic data provided by CoStar

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