

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Building Size:	6,996 SF
Available SF:	3,290 SF
Year Built:	1989
Renovated:	2021
Traffic Count:	20,000

### PROPERTY OVERVIEW

A fantastic sublease opportunity of a move in ready dental and orthodontic clinic located at 829 S. Air Depot in Midwest City, OK. This property is located in great area, surrounded by rooftops and easy access to I-40. Property has great visibility, signage and tenant synergy. This fully built out dental clinic has 9 Operatories, large waiting area, private office, and break room.

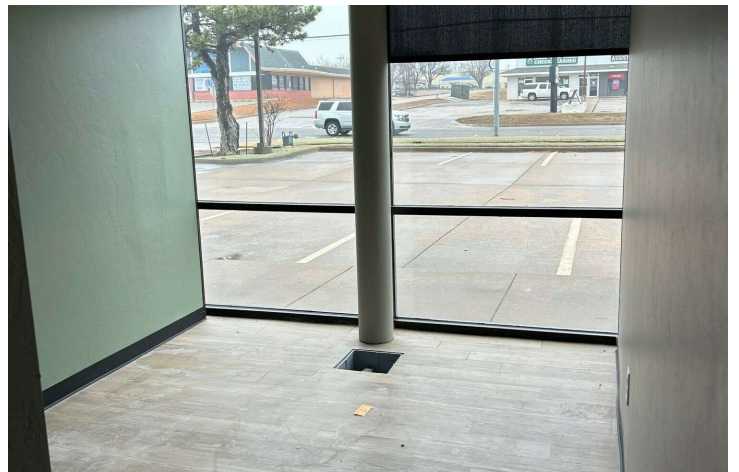
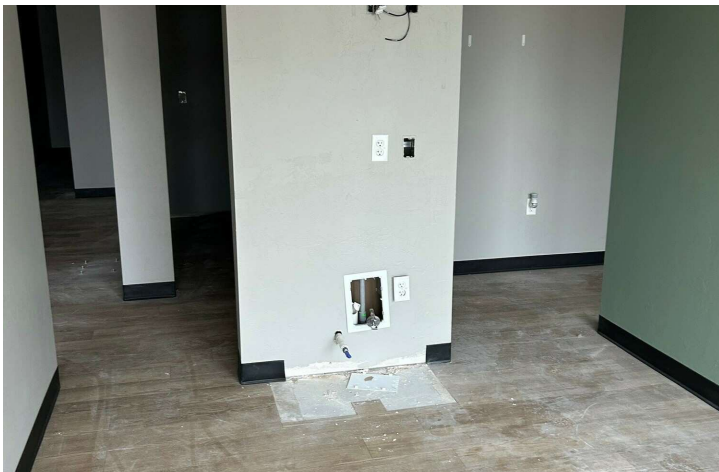
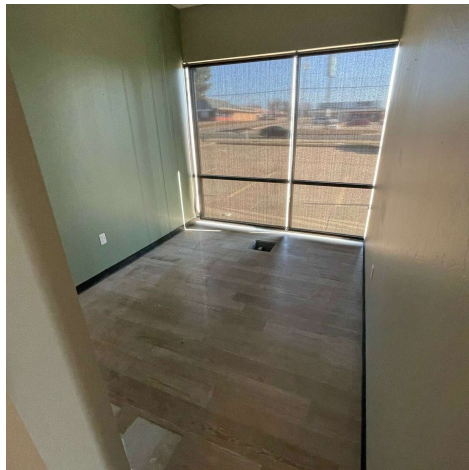
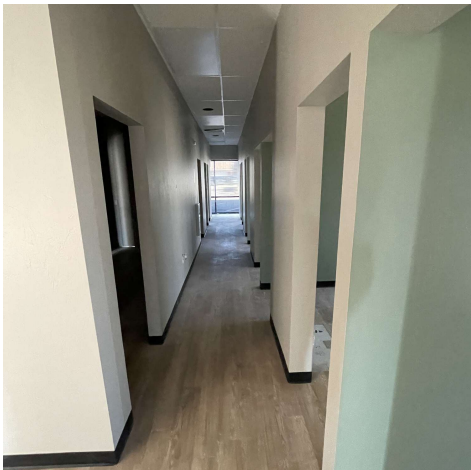
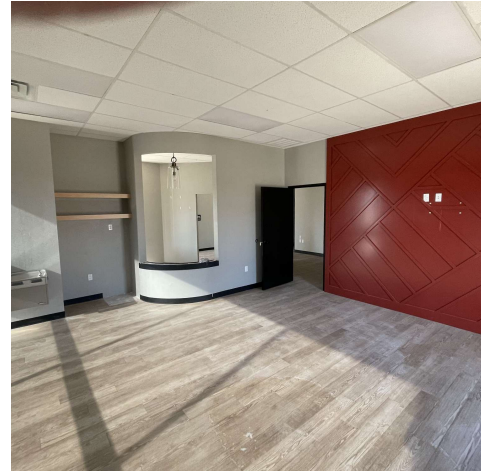
### PROPERTY HIGHLIGHTS

- Move in ready Dental Clinic
- Great visibility
- High traffic counts
- Densely populated area

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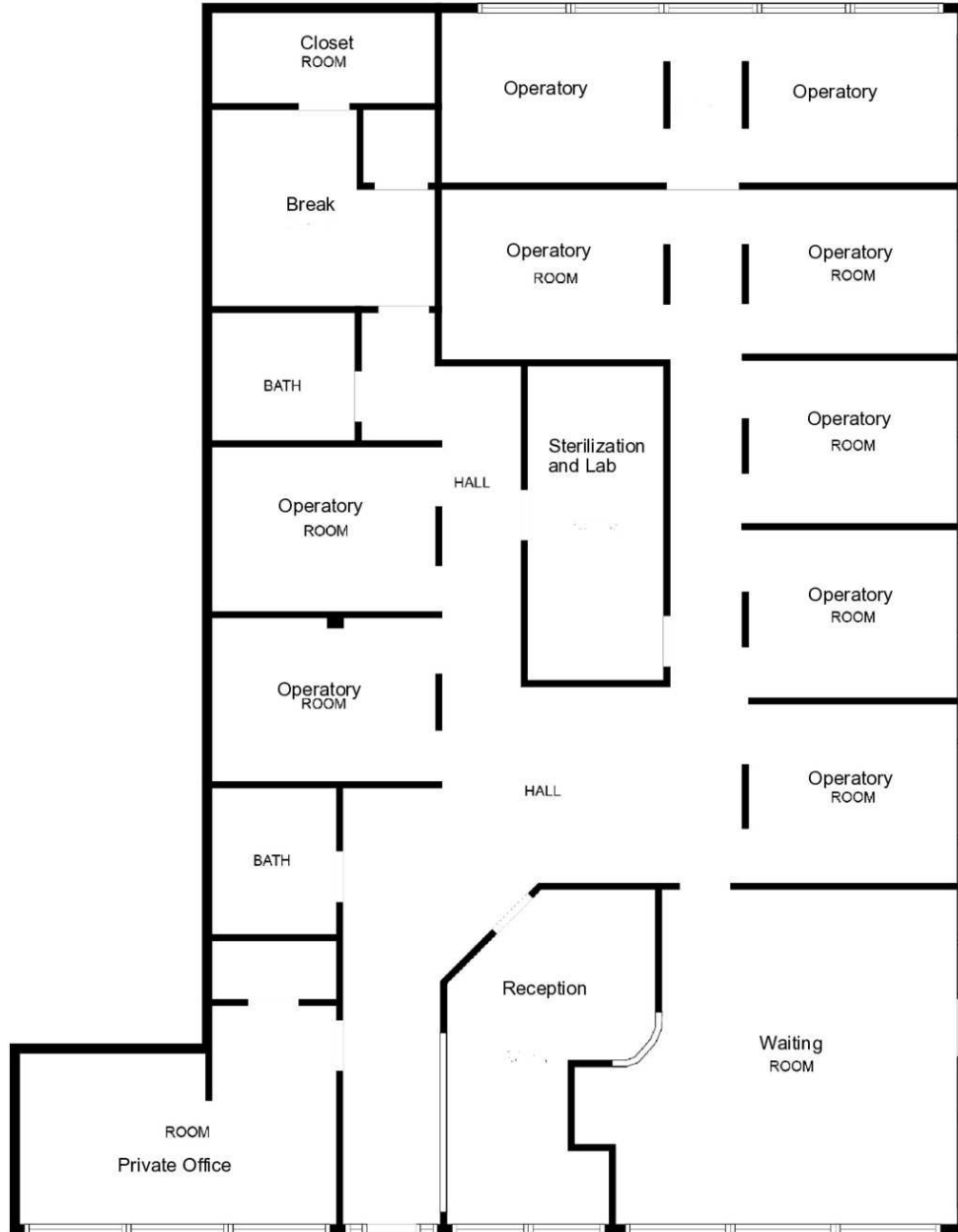
## ADDITIONAL PHOTOS



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## FLOOR PLANS



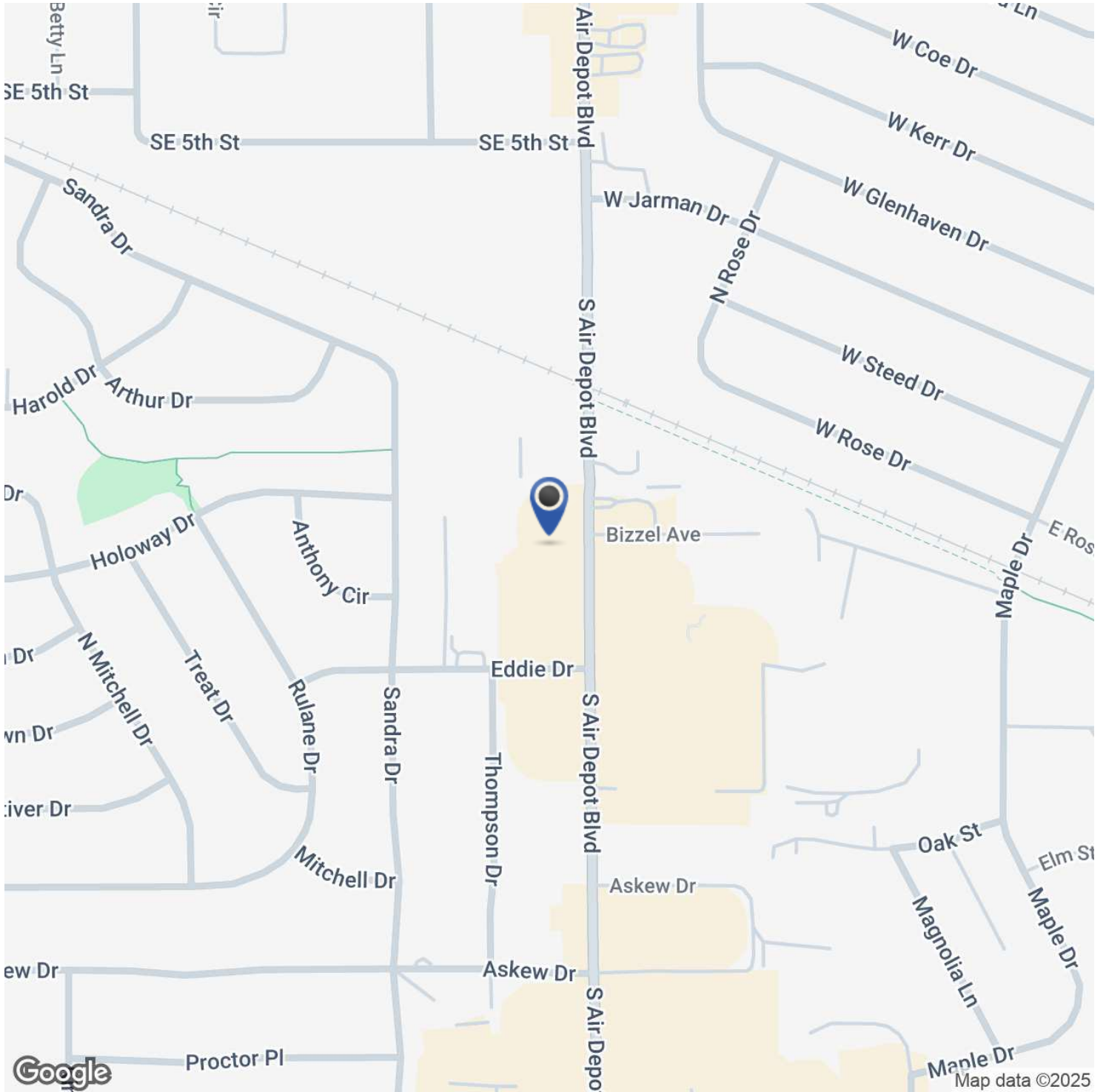
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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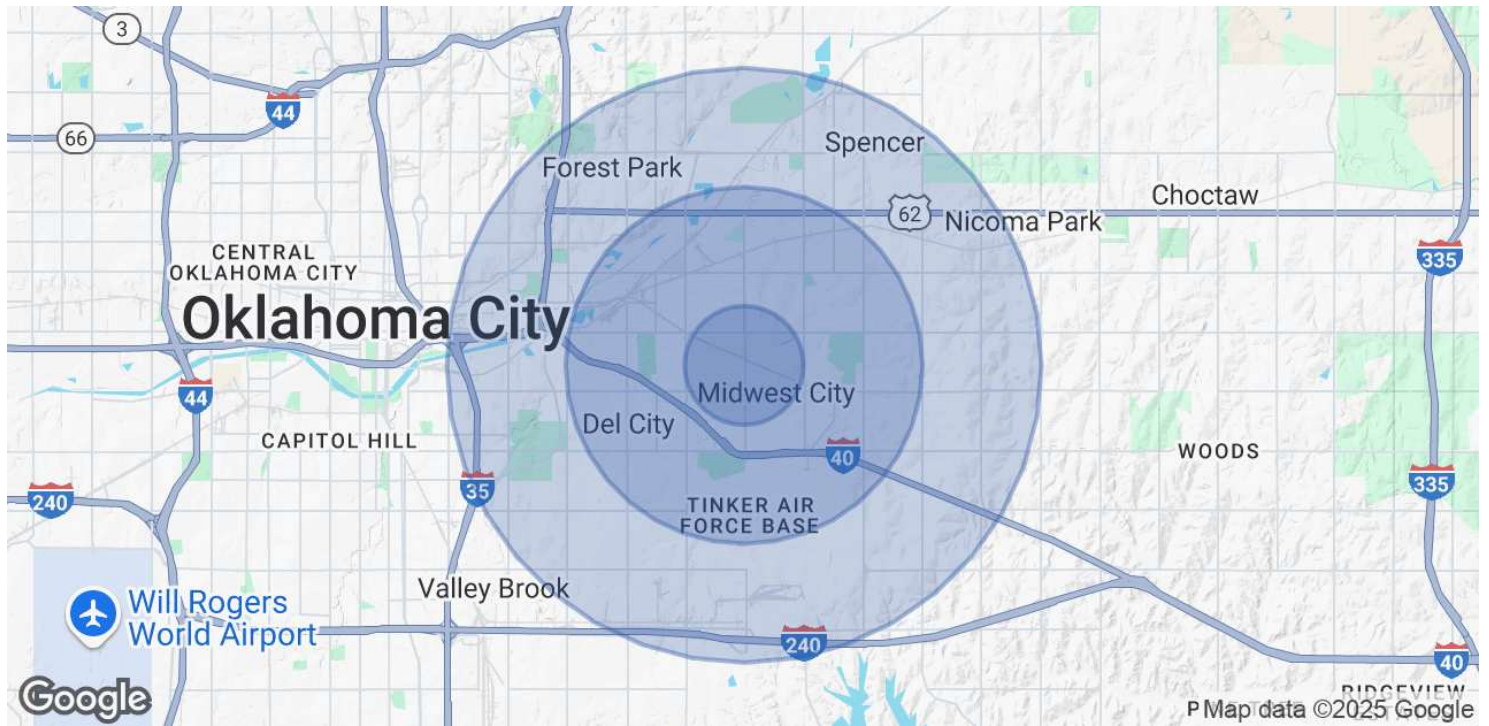
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,920	63,097	121,181
Average Age	38	39	39
Average Age (Male)	37	37	37
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,130	26,188	49,137
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$59,909	\$64,548	\$66,638
Average House Value	\$142,253	\$165,193	\$173,885

Demographics data derived from AlphaMap

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