

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$325,000
Building Size:	4,640 SF
Price / SF:	\$70.04
Year Built:	1960
Zoning:	I-2
Market:	Oklahoma City
Traffic Count:	12,000

### PROPERTY OVERVIEW

Don't miss this great purchase opportunity of a stand alone industrial property in a prime location. Located at 313 NE 36th, Oklahoma City, OK just seconds from I-235 and surrounded by other industrial properties and business synergies. The property is concrete/masonry construction, two stories that includes an overhead door. It has a perfect mix of office and shop space. The property sets up well for manufacturing, distribution or any number of different uses.

### PROPERTY HIGHLIGHTS

- Great location
- Great visibility
- Sturdy masonry construction
- Overhead door

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**CHASE ANDERSON**

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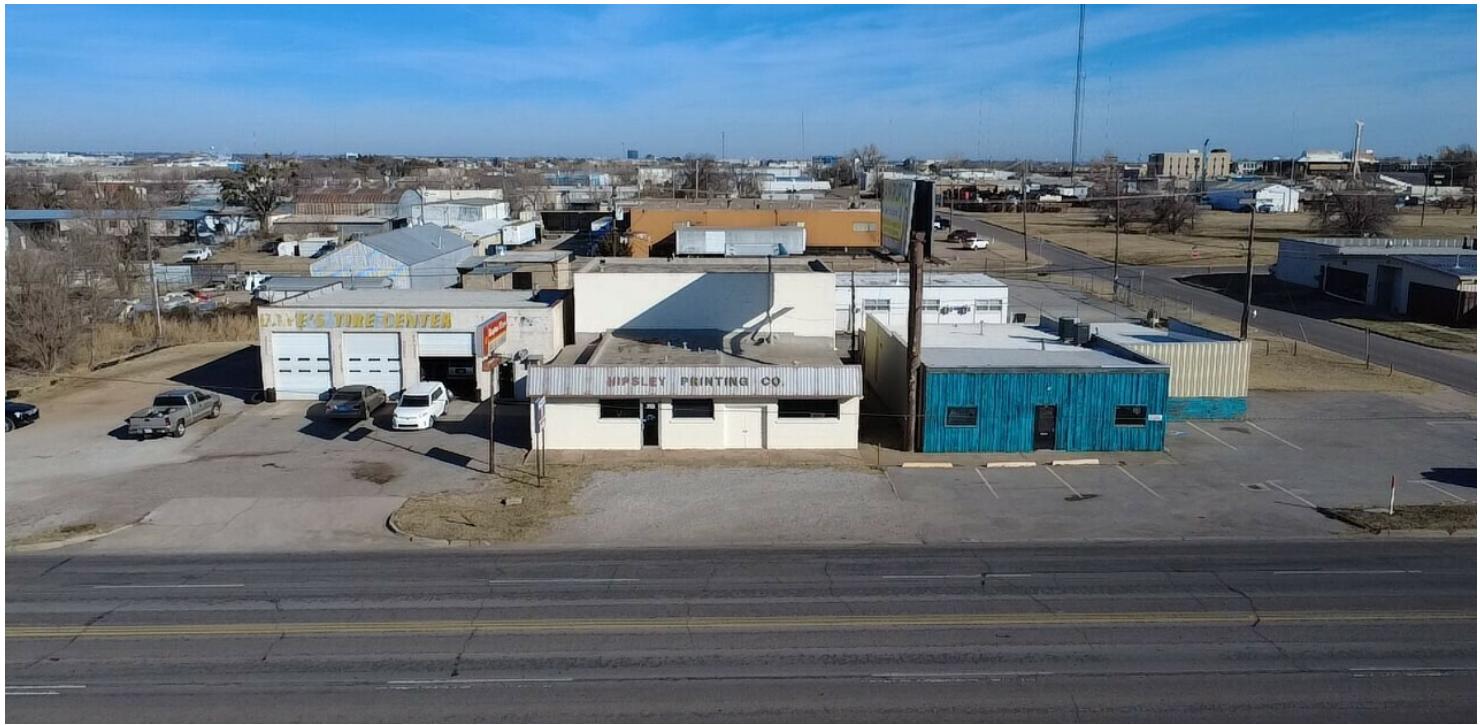
405.845.5101

**CORRY MAZZA**

313 NE 36TH ST  
313 NE 36TH ST | OKLAHOMA CITY, OK 73105



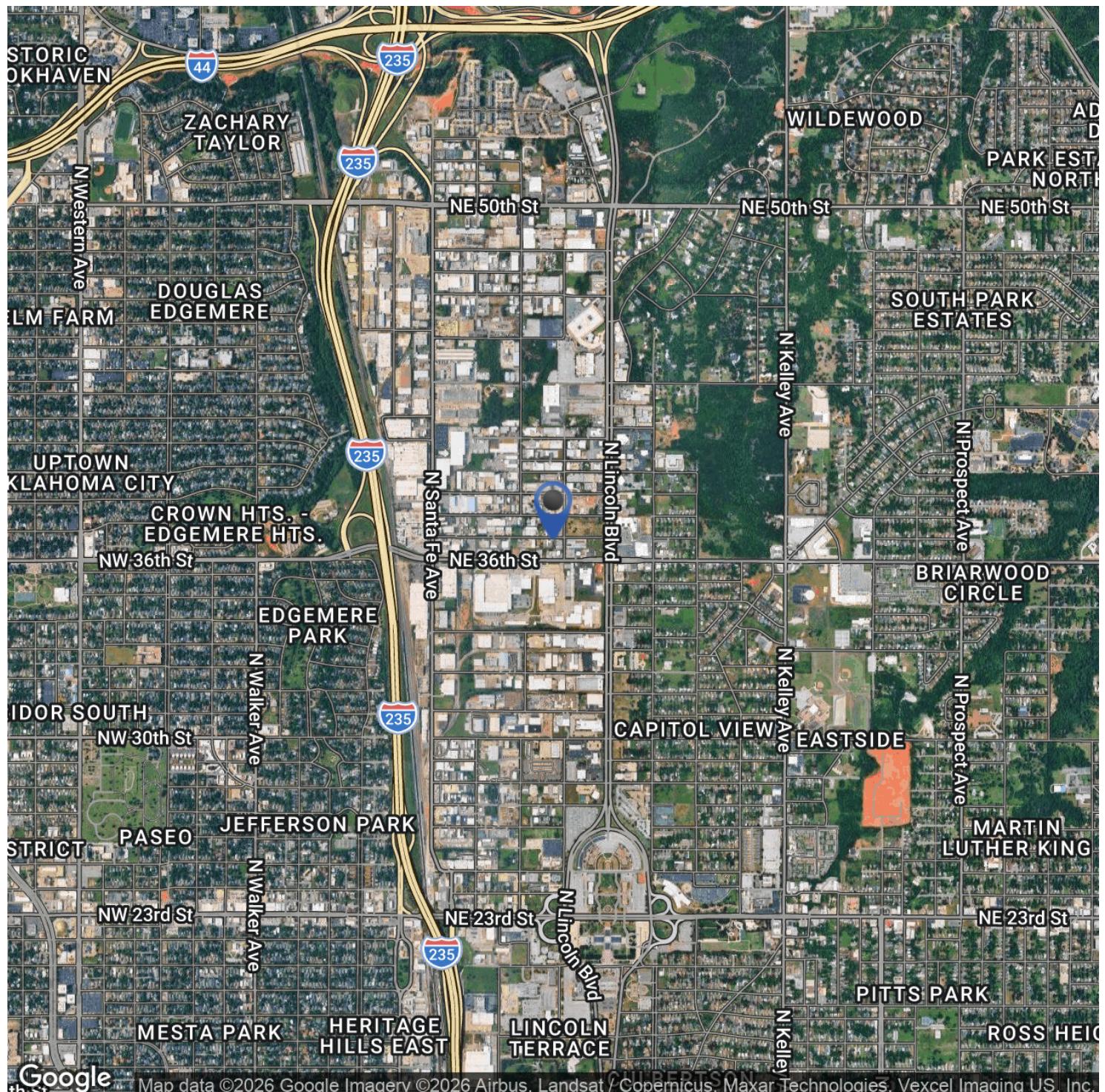
## ADDITIONAL PHOTOS



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## LOCATION MAP



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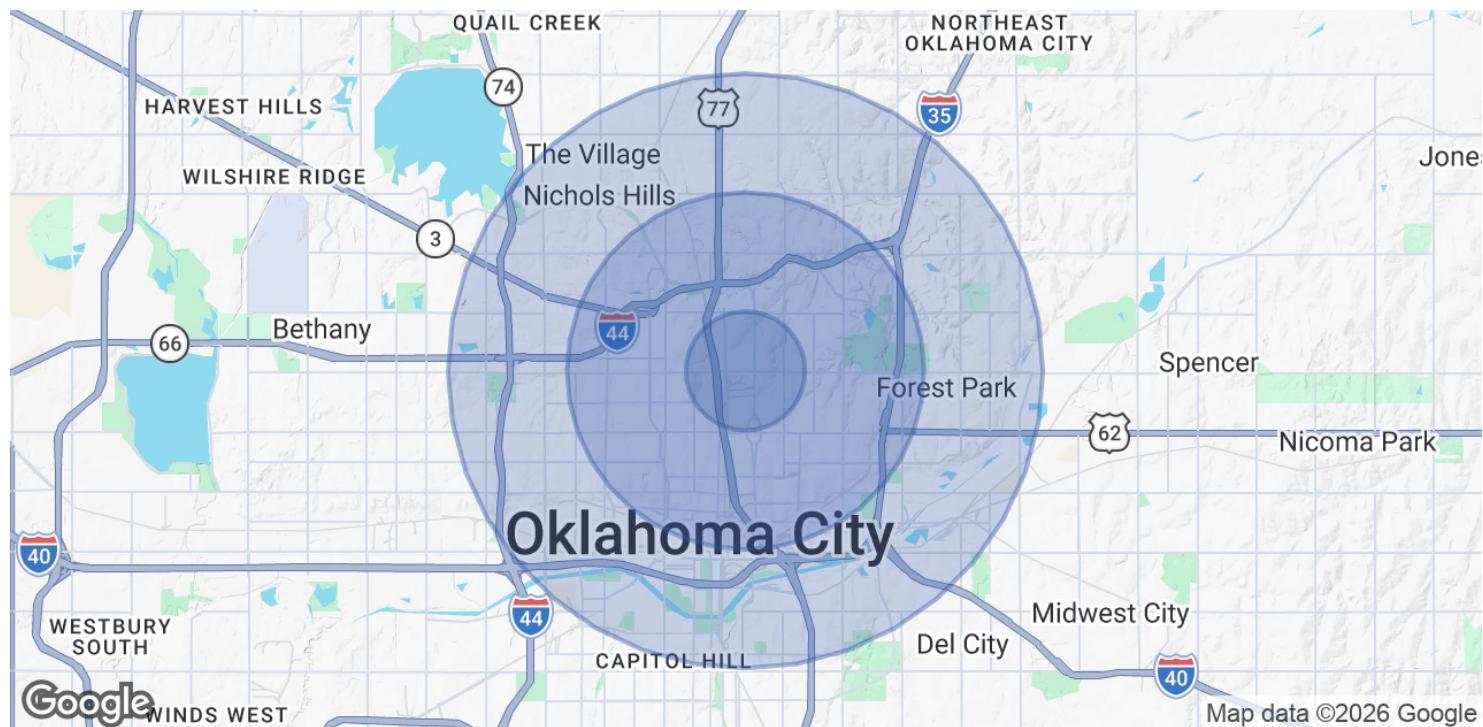
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,356	69,778	148,785
Average Age	41	39	39
Average Age (Male)	40	38	38
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,635	32,546	65,449
# of Persons per HH	2	2.1	2.3
Average HH Income	\$70,863	\$78,128	\$76,871
Average House Value	\$294,048	\$308,341	\$287,809

Demographics data derived from AlphaMap

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