

## EXECUTIVE SUMMARY



|            |                    |
|------------|--------------------|
| Sale Price | <b>\$1,440,000</b> |
|------------|--------------------|

### OFFERING SUMMARY

|                  |                  |
|------------------|------------------|
| Building Size:   | 8,530 SF         |
| Available SF:    | 2,700 - 5,426 SF |
| Lot Size:        | 31,960 SF        |
| Rental Rate:     | \$16.00          |
| Lease Structure: | Modified Gross   |
| Year Built:      | 1984             |
| Zoning:          | C-3              |

### PROPERTY OVERVIEW

Introducing this prime purchase or leasing opportunity at 937 SW 89th in South Oklahoma City. The property has great frontage with high traffic counts, providing great visibility, and is just minutes away from I-44 and I-240. The surrounding area has dense rooftops, along with thriving businesses of retail, shopping and dining. The property boasts ample parking and great signage.

The property is perfect for an owner user or an investor. The property is 8,530sf total made up of 3 separate suites of almost all equal size. The two vacant suites are currently built out as medical and the remaining suite is occupied by a medical user on a long term lease. The current zoning is C-3 allowing for a number of uses. The property is a perfect fit for any growing business or healthcare professional seeking a prime location to grow and thrive.

### PROPERTY HIGHLIGHTS

- Great visibility and high traffic counts
- Turnkey medical space
- Ample parking
- Surrounded by rooftops and good demographics
- Rental income in place

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937 SW 89TH ST  
937 SW 89TH ST | OKLAHOMA CITY, OK 73139

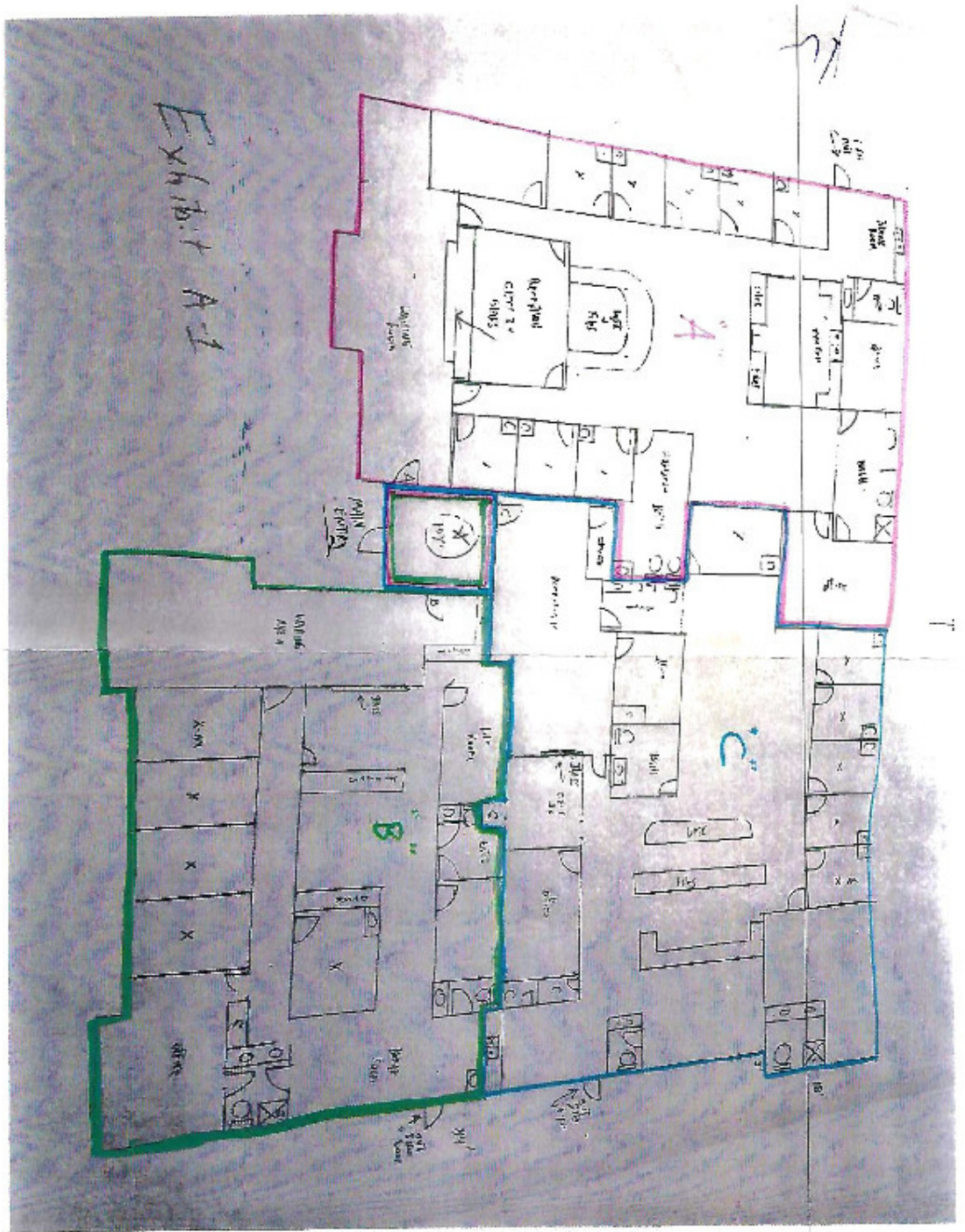
## ADDITIONAL PHOTOS



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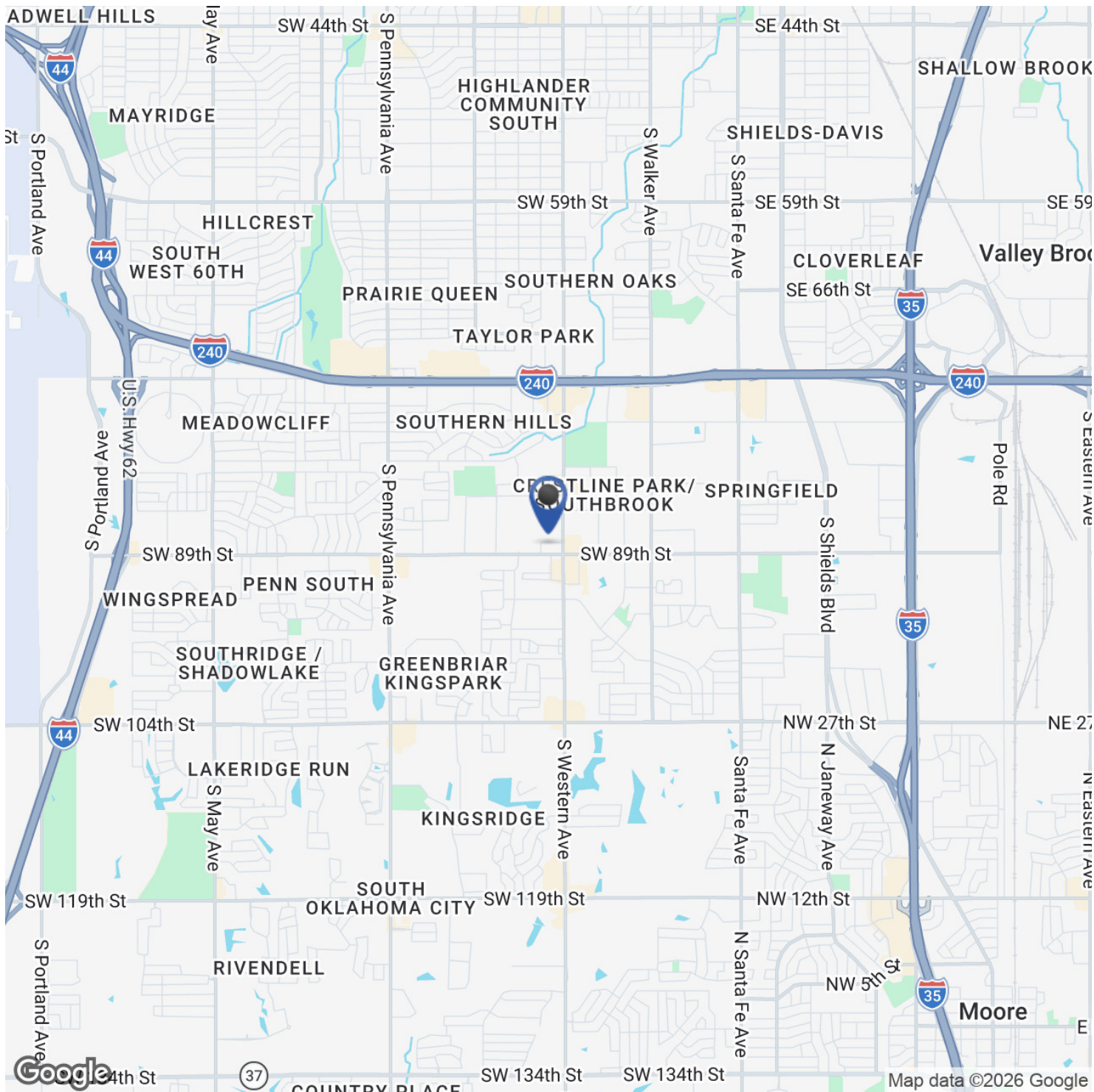
## FLOOR PLANS



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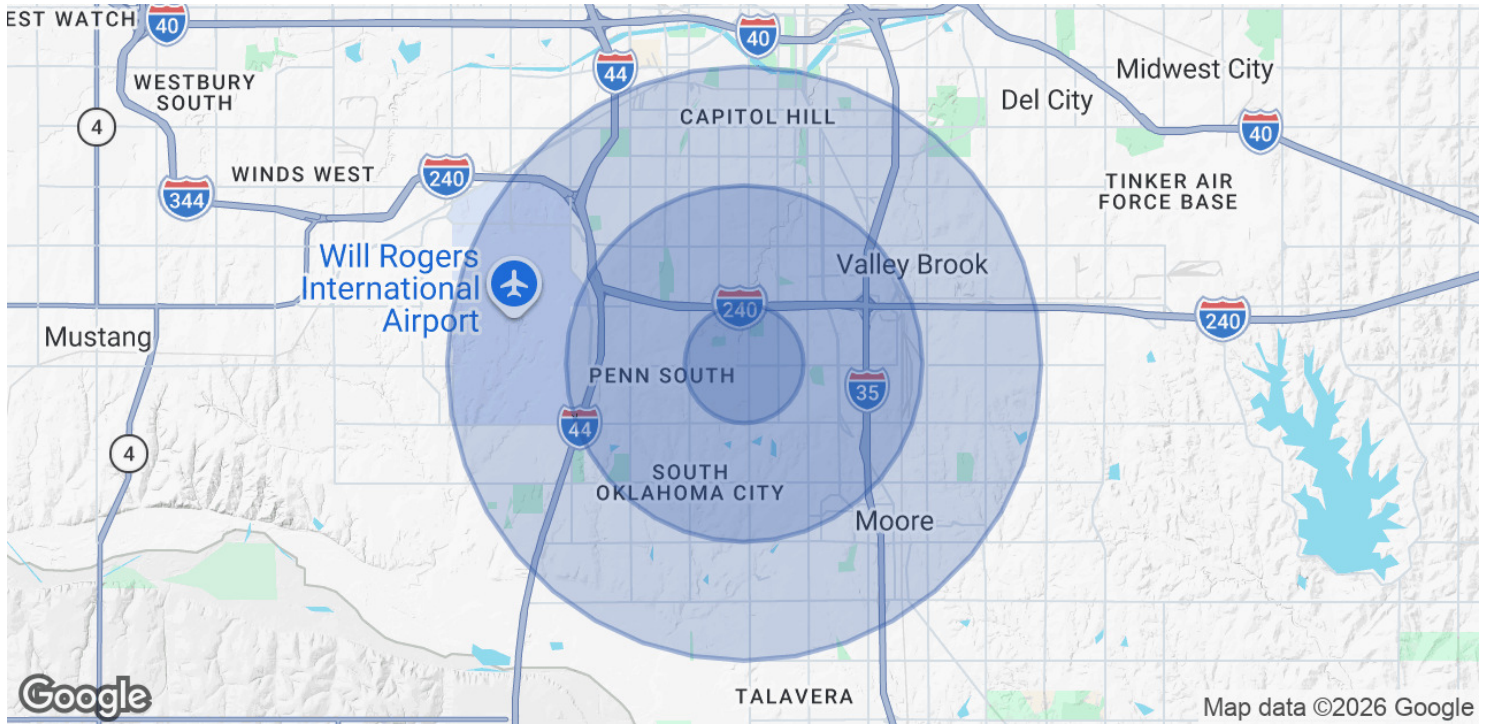
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 12,567    | 105,906   | 214,933   |
| Average Age          | 36.7      | 36.2      | 34.7      |
| Average Age (Male)   | 30.8      | 33.7      | 33.3      |
| Average Age (Female) | 39.8      | 37.8      | 35.8      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 5,523     | 42,183    | 81,224    |
| # of Persons per HH  | 2.3       | 2.5       | 2.6       |
| Average HH Income    | \$63,833  | \$72,232  | \$74,349  |
| Average House Value  | \$179,947 | \$181,894 | \$172,813 |

2023 American Community Survey (ACS)

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