

COMMERCIAL PROPERTY FOR SALE OR LEASE

**SOUTH OF SW 29TH ST & EAST OF MACARTHUR BLVD
3120 S ANN ARBOR AVE, OKLAHOMA CITY, OK 73179
THREE BUILDINGS ON ±1.03 ACRES**



PROPERTY DETAILS

- ±45,000 SF / ±1.03 AC COMMERCIAL PROPERTY
- BUILDING 1: 8,393 SF TOTAL
6,750 SF + 1,643 SF OFFICE
- BUILDING 2: 5,400 SF
- BUILDING 3: 975 SF
- FRONTAGE: ±150' ON ANN ARBOR AVE
- TOPOGRAPHY: LEVEL±; AT STREET GRADE
- FLOOD ZONE: NONE
- UTILITIES: WATER & SERVICES PROVIDED BY OKC, OTHER UTILITIES AVAILABLE FROM PUBLIC & PRIVATE SERVICE PROVIDERS
- EXTERIOR: CONCRETE BLOCK & METAL EXTERIORS AND PITCHED METAL ROOFS
- OFFICE AREA: ±14%
- SALES PRICE/LEASE RATE: CONTACT BROKER FOR DETAILS

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 POPULATION	2,157	28,902	170,584
DAYTIME POPULATION	8,065	67,548	185,667
AVERAGE HH INCOME	\$104,606	\$57,979	\$69,759

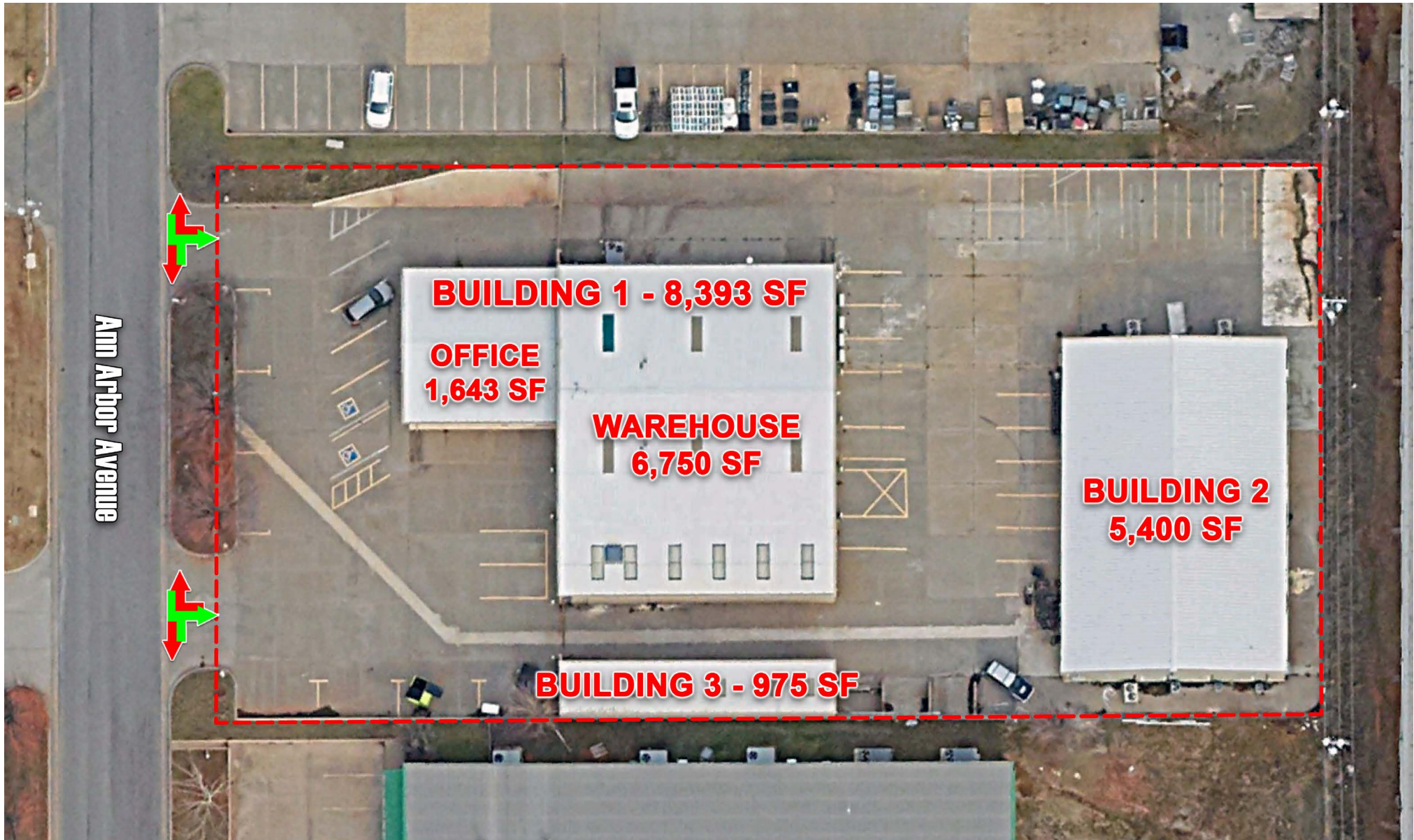


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SITE PLAN

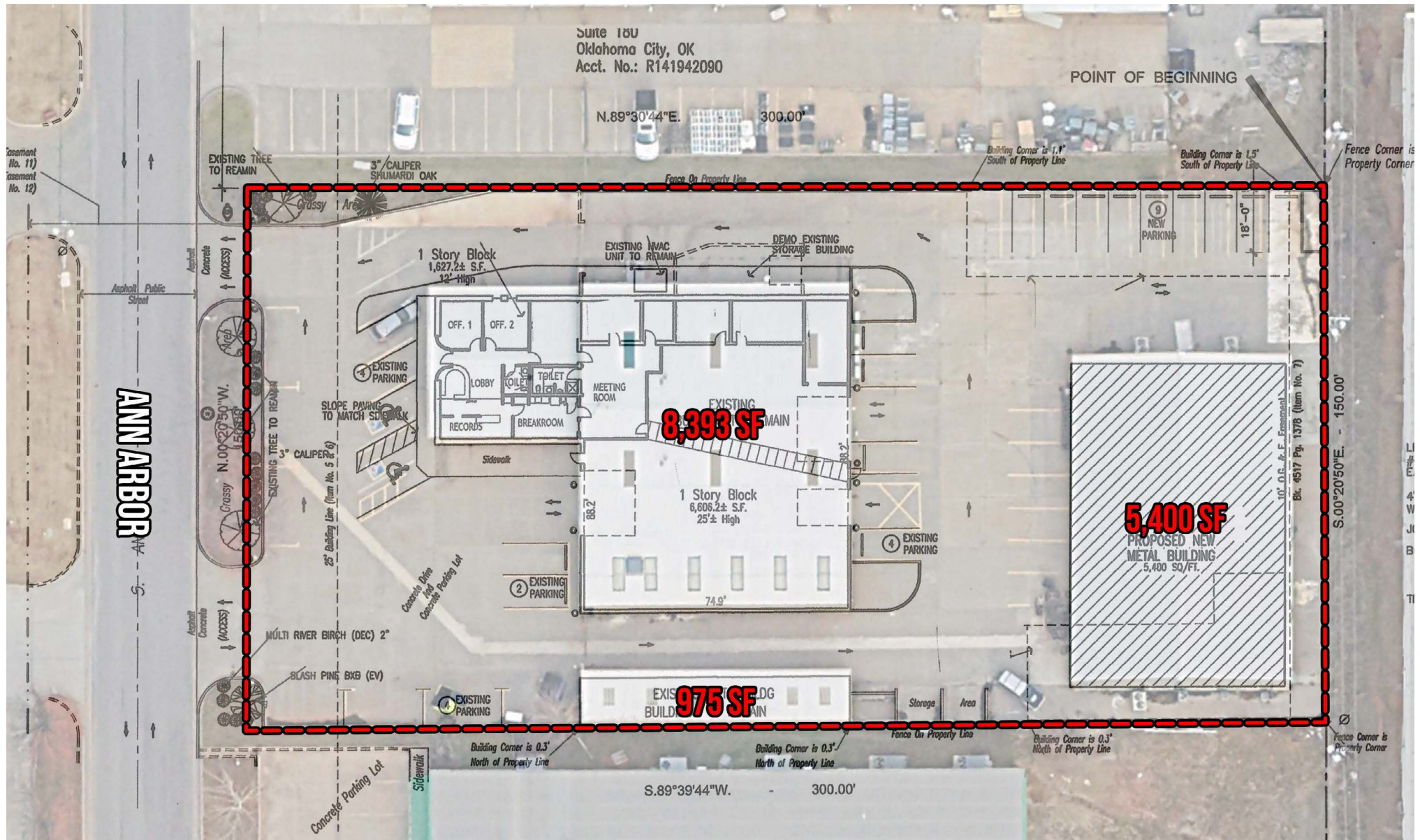
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INTERSECTION AERIAL

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