

FOR SALE / LEASE

# 1601 SE 37TH ST

1601 Southeast 37th Street, Oklahoma City, OK 73129



**Chris Castro**

Associate - Office

405.317.0627

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**PIVOT**

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## VIDEO

## PROPERTY DESCRIPTION

Boasting a prime location in the thriving industrial landscape of Oklahoma City, this exceptional property at 1601 Southeast 37th Street offers a 5,120 square foot building constructed in 1986. Zoned I-2, it is perfectly positioned for industrial and flex space usage. Currently at full occupancy, this property presents an attractive investment opportunity for discerning investors seeking a reliable income stream. With a strong track record of full tenancy and a strategic location in the heart of the Oklahoma City industrial area, this property is a compelling option for those looking to capitalize on the robust industrial market in this region.

## PROPERTY HIGHLIGHTS

- - Prime location in Oklahoma City, OK
- - Versatile and customizable floor plans

## OFFERING SUMMARY

Sale Price:	\$499
Lease Rate:	\$8.00 SF/yr (NNN)
Number of Units:	1
Available SF:	5,120 SF
Building Size:	5,120 SF

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	260	1,269
Total Population	115	796	3,860
Average HH Income	\$55,204	\$55,122	\$57,144

### Chris Castro

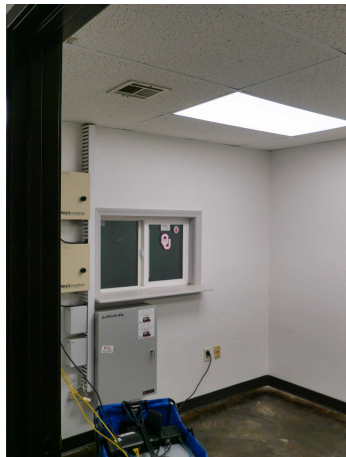
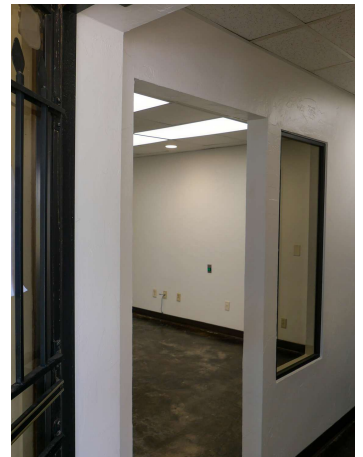
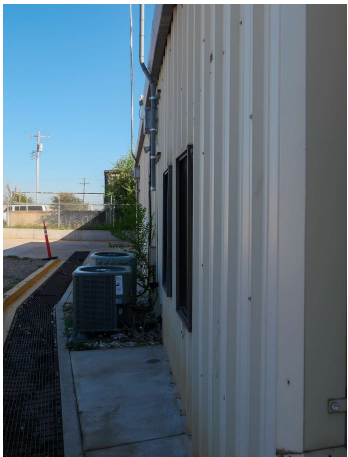
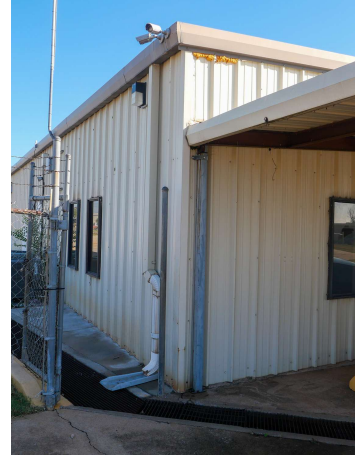
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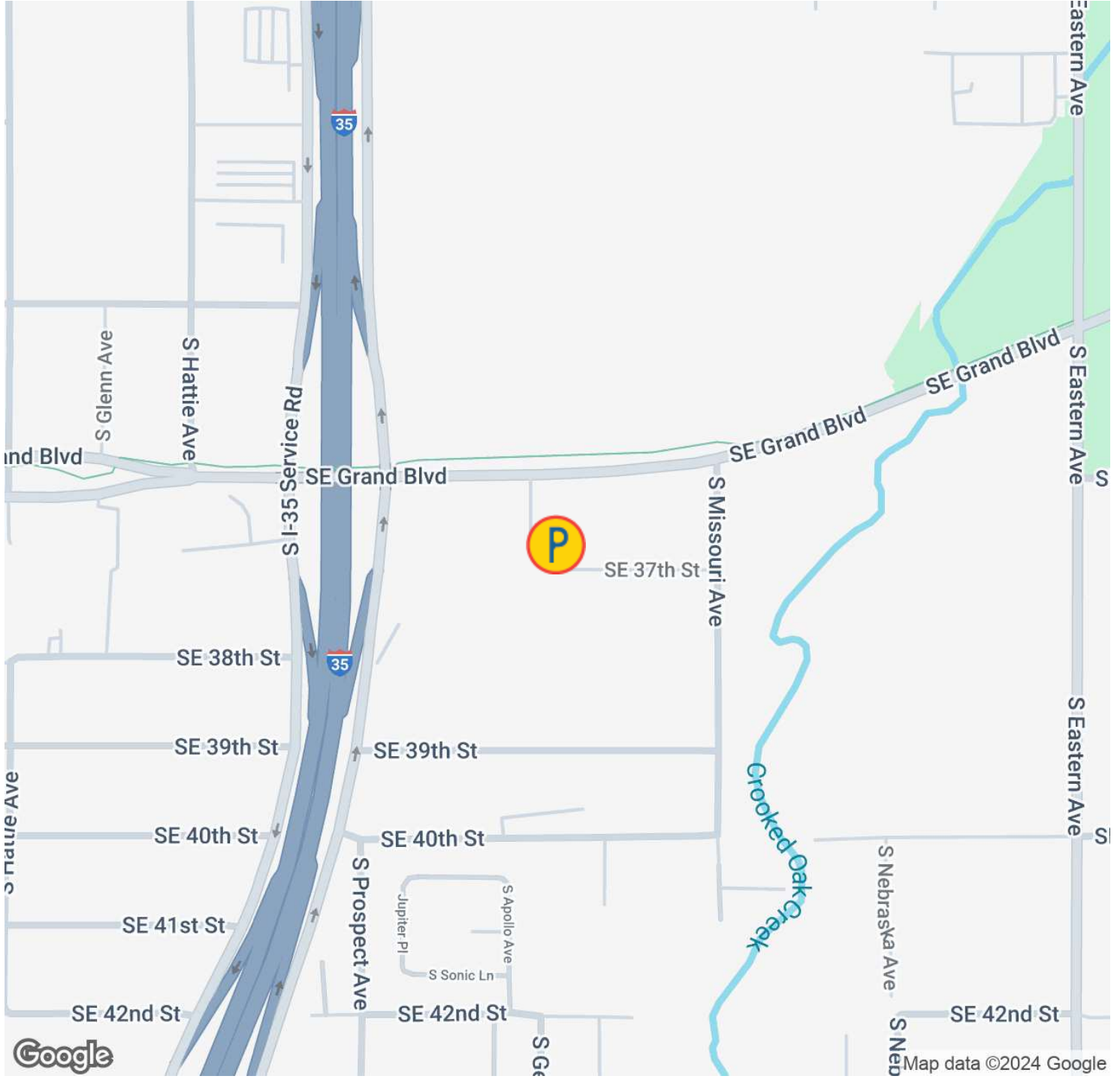
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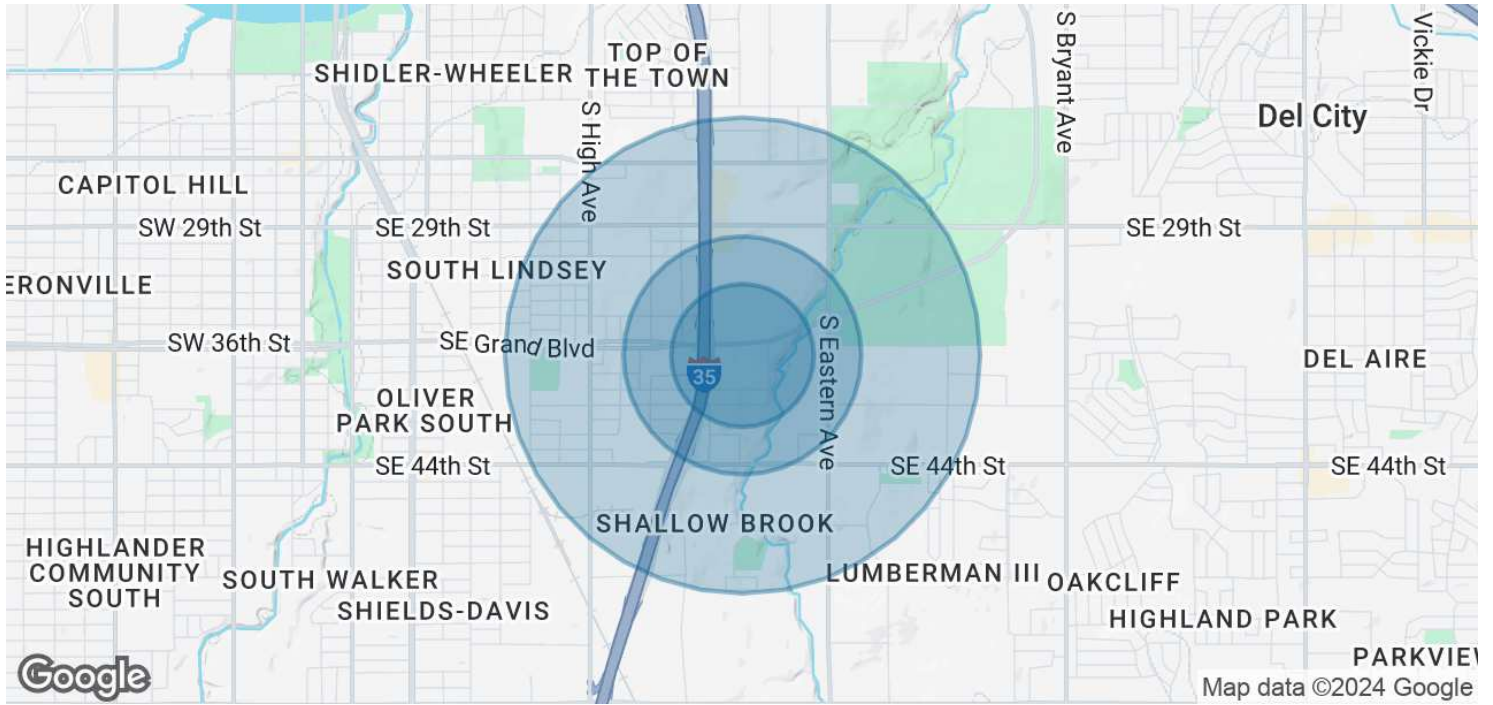
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	115	796	3,860
Average Age	34	34	35
Average Age (Male)	34	34	35
Average Age (Female)	33	33	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	260	1,269
# of Persons per HH	3	3.1	3
Average HH Income	\$55,204	\$55,122	\$57,144
Average House Value	\$274,365	\$272,713	\$169,051

Demographics data derived from AlphaMap

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