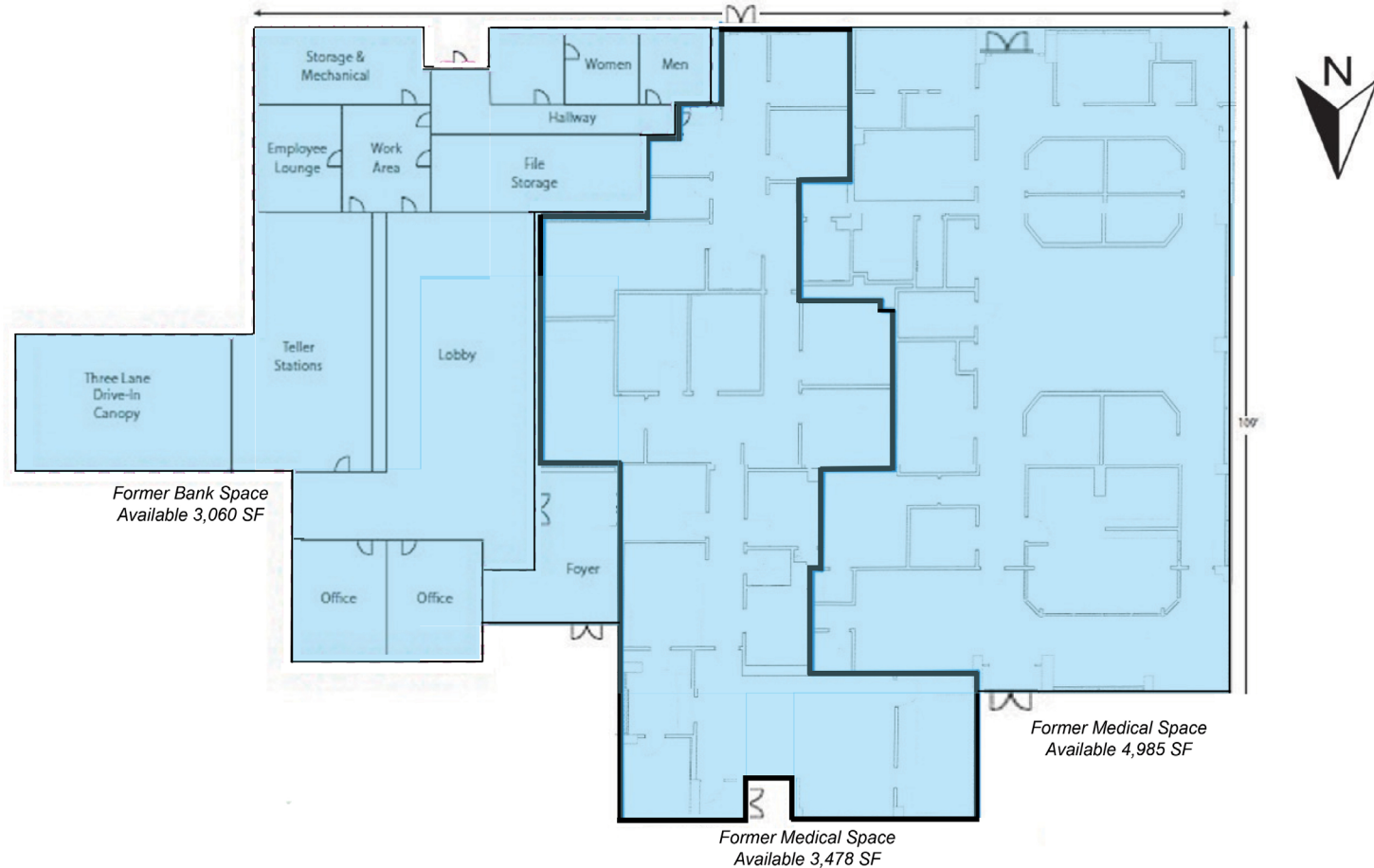


Retail / Office For Lease

# 800 E Charles Page Blvd

Sand Springs, OK 74063



Call Shawna Hale, CCIM, at 918.282.8664 or John Watchous at 918.991.8519

[shale@wiggprop.com](mailto:shale@wiggprop.com) | [jwatchous@wiggprop.com](mailto:jwatchous@wiggprop.com) | [wiggprop.com](http://wiggprop.com)

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Retail / Office For Sale or Lease

# 800 E Charles Page Blvd

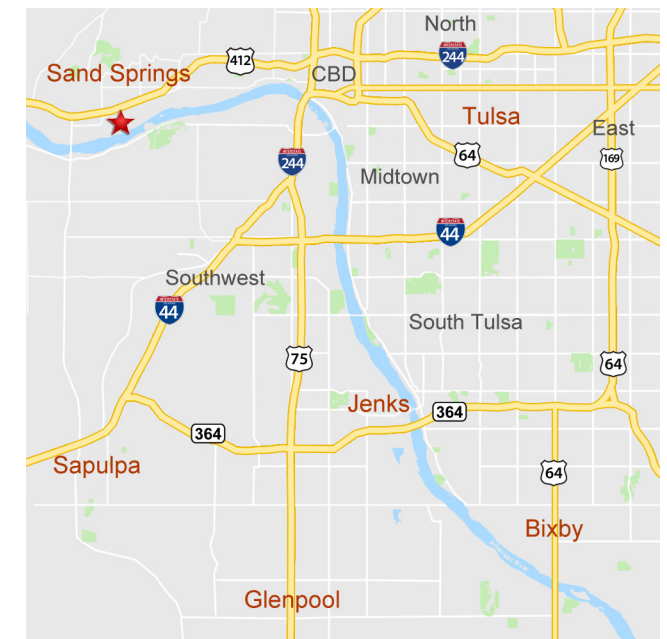
Sand Springs, OK 74063



Located on the edge of the Downtown Sand Springs trade area, this property is an excellent opportunity for retail and office users, investors, or owner-users seeking potential income-producing property.

## Property Features

- ±11,523 Sf on ±1.46 acres
- ±3,060 Sf Former Bank Space
  - Includes Reception/Lobby Area, (2) Private Offices, Breakroom, and Ample Storage
- ±3,478 Sf Former Medical Office Space
  - Excellent condition and Includes: Large Reception Area, Multiple Exam Rooms, Lab, Breakroom, Restrooms, and (2) Private Offices
- ±4,985 Sf Former Medical Office
  - Includes Reception Area, (2) Nursing Stations, Multiple Exam Rooms, (2) Offices, Restrooms, and X-Ray Room
- Pylon signage
- Ample parking
- Close proximity to Highway 412
- Zoned CS
- 251' Frontage on Charles Page Blvd



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Retail / Office For Lease

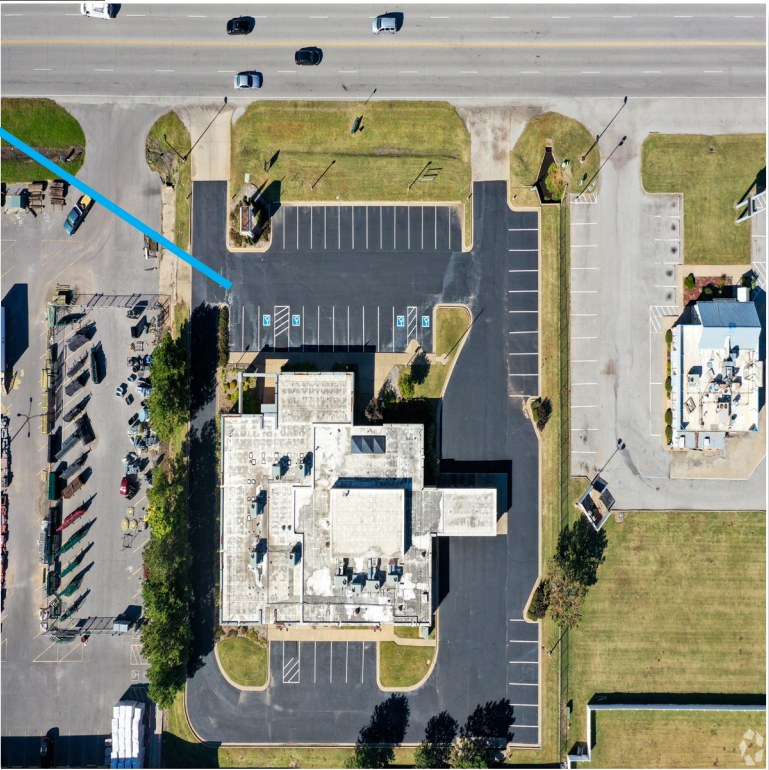
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Sand Springs, OK 74063



### Demographics

2024	1 Mile	3 Miles	5 Miles
Population	3,401	21,075	41,226
Average HH Income	\$52,204	\$62,408	\$60,786
Owner Occupied Units	680	5,147	10,882
Renter Occupied Units	674	3,246	5,656



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