

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$369,000
Building Size:	2,288 SF
Lot Size:	10,500 SF
Zoning:	C-3
Market:	Oklahoma City

### PROPERTY OVERVIEW

Check out this stand alone office building in the heart of Oklahoma City just minutes from I-235 and Highway 74. This property has all new pier system, fence, paint, flooring, windows, bathrooms, and security system. The property comes with a large yard and detached storage area. There are multiple offices, conference area, kitchen, and multiple bathrooms. It could be a perfect fit for a professional business, or healthcare, and zoned C-3. Give us a call today to set a time to come see it.

### PROPERTY HIGHLIGHTS

- High traffic count
- Large Signage
- High visibility
- Fully updated and remodeled
- C-3 Zoning

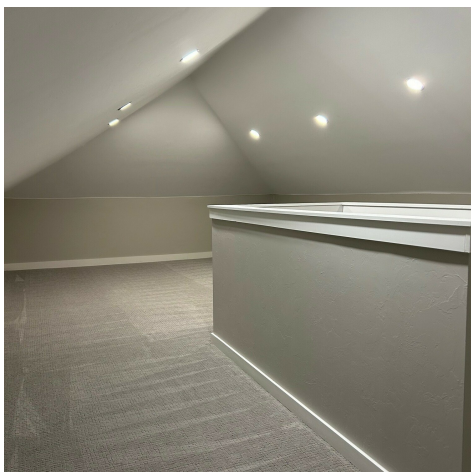
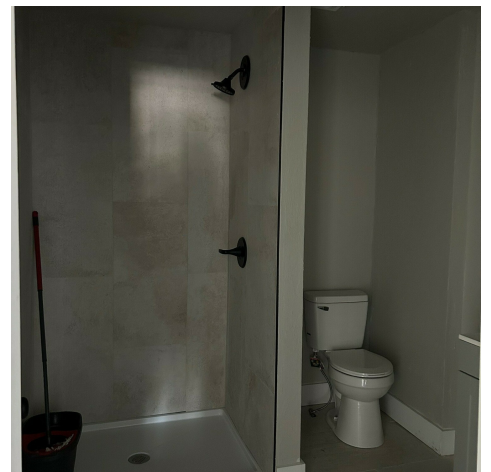
**CORRY MAZZA**  
405.845.5101  
corry@creekcre.com

**CHASE ANDERSON**  
405.570.3606  
chase@creekcre.com



1225 W BRITTON RD  
1225 W BRITTON RD | OKLAHOMA CITY, OK 73114

## ADDITIONAL PHOTOS



CORRY MAZZA  
405.845.5101  
corry@creekcre.com

CHASE ANDERSON  
405.570.3606  
chase@creekcre.com

FLOOR PLANS

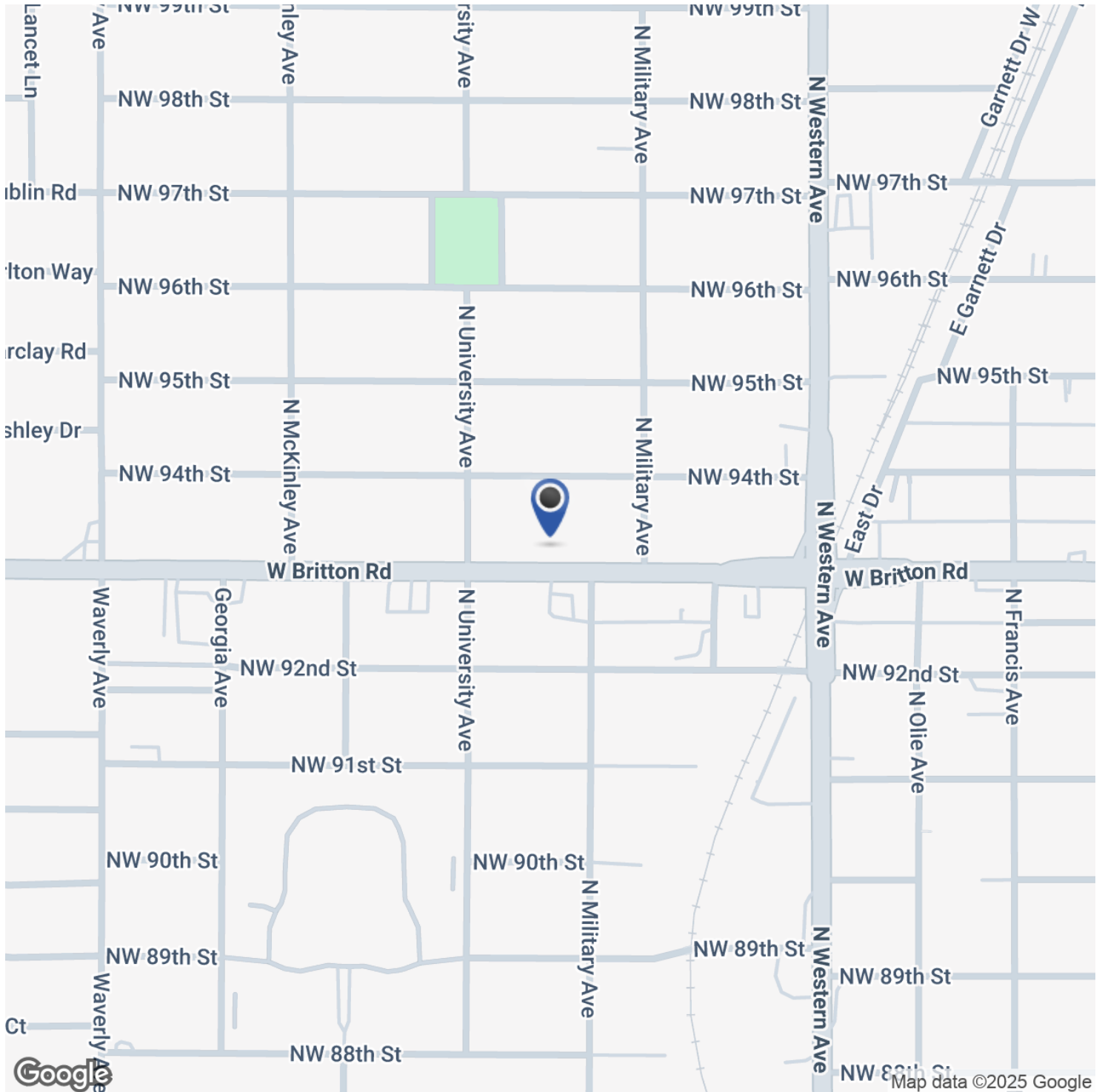


CORRY MAZZA  
405.845.5101  
corry@creekcre.com

CHASE ANDERSON  
405.570.3606  
chase@creekcre.com

1225 W BRITTON RD  
1225 W BRITTON RD | OKLAHOMA CITY, OK 73114

## LOCATION MAP

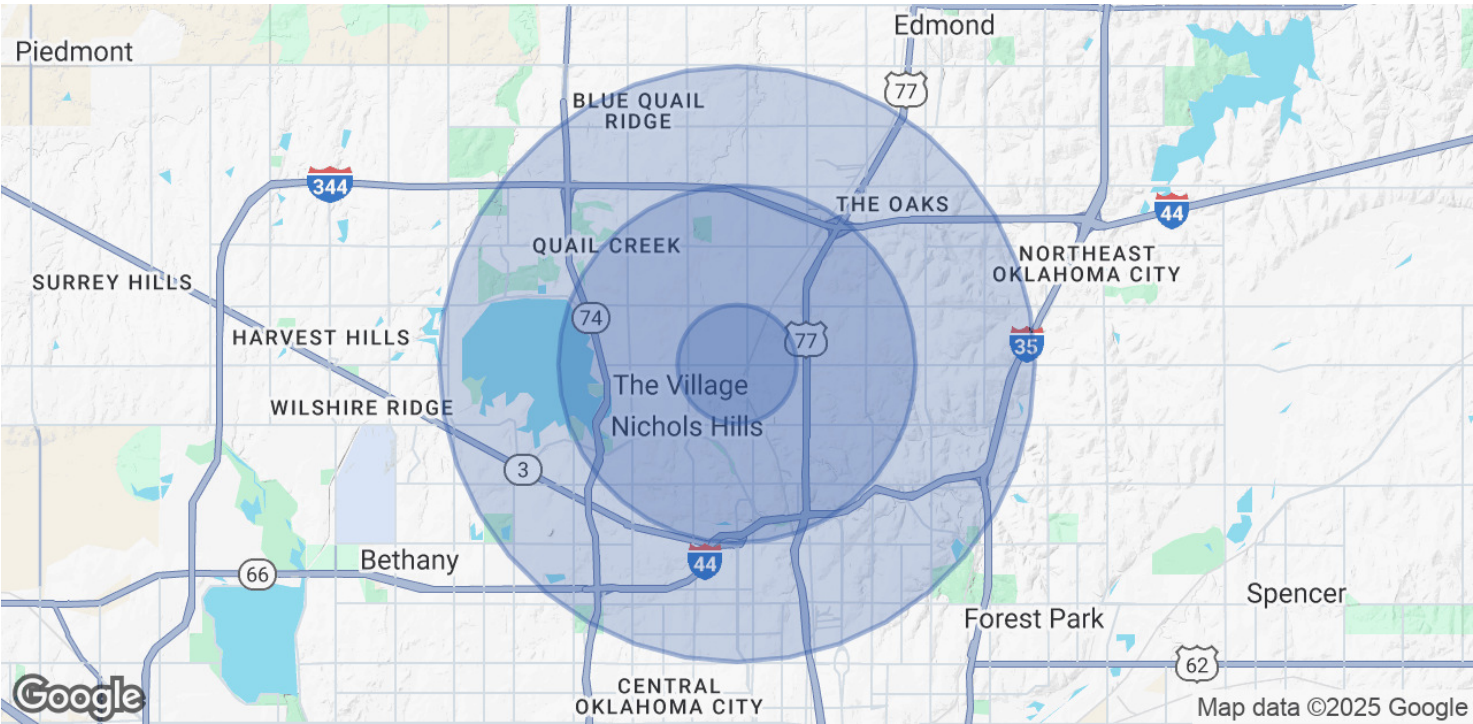


**CORRY MAZZA**  
405.845.5101  
corry@creekcre.com

**CHASE ANDERSON**  
405.570.3606  
chase@creekcre.com



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,621	63,086	174,116
Average Age	36	40	40
Average Age (Male)	35	38	39
Average Age (Female)	37	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,285	29,354	79,932
# of Persons per HH	2.4	2.1	2.2
Average HH Income	\$78,255	\$91,052	\$90,105
Average House Value	\$285,477	\$337,694	\$304,944

Demographics data derived from AlphaMap