

REDUCED Sales Price: \$775,000 (\$118.39/SF)
Lease Price: \$15.00/SF NNN
NNN Charges: \$3.00/SF



5235 N. Lincoln Boulevard

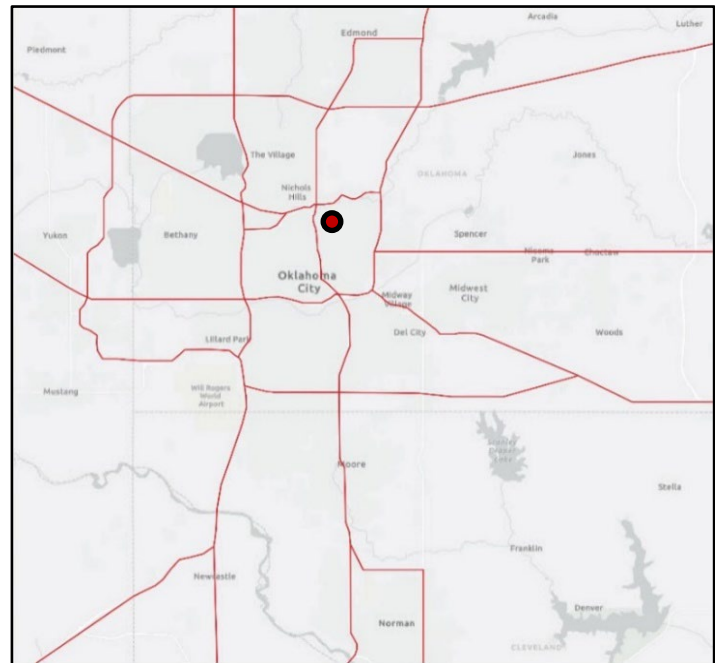
Oklahoma City, Oklahoma 73105

PROPERTY HIGHLIGHTS

- **6,546 SF MOL**
- Newly Renovated
- Overhead Door
- Open Floor Plan
- ADA Compliant Restrooms
- Ample Parking
- Private Suites (4)
- Reception Area
- 3 Phase / 600 Amp Power

LOCATION HIGHLIGHTS

- Easy Access to I-44
- Less than 5 miles from the Capitol
- Close Proximity to Remington Park & OKC Zoo



TOTAL SF **6,546 SF on 0.43 Acres MOL**

BUILT **1970**

ZONED **O-2**

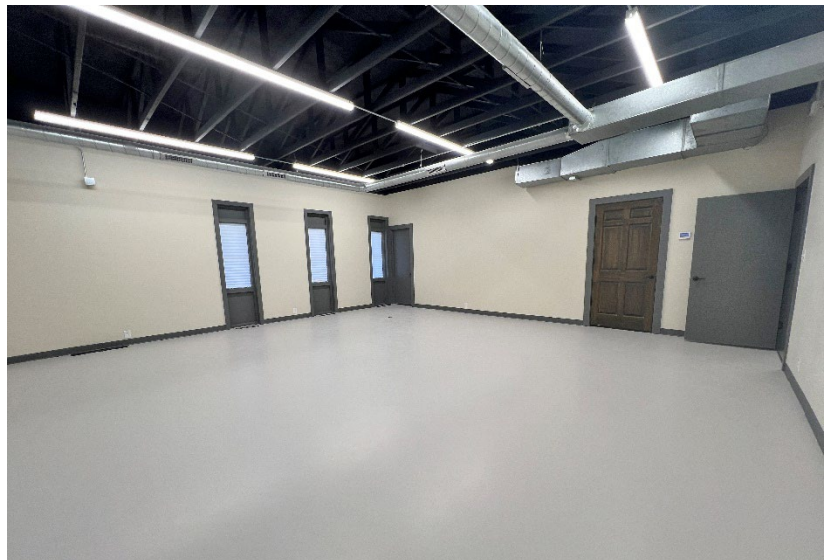
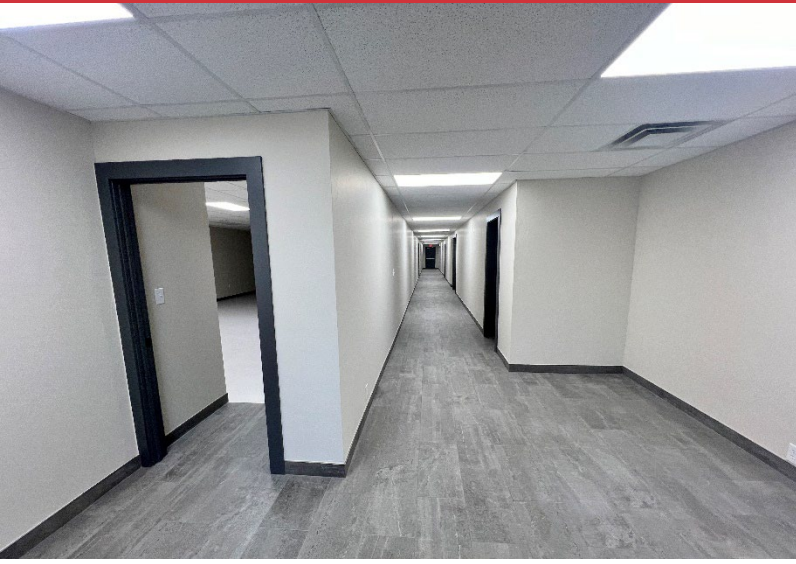
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Population	1 Mile: 4,198	3 Miles: 55,185	5 Miles: 154,934
Average Household Income	1 Mile: \$69,103	3 Miles: \$77,748	5 Miles: \$77,134
Total Households	1 Mile: 1,963	3 Miles: 24,761	5 Miles: 68,077

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