

FORMER BIG CATS GYMNASTICS BUILDING

135 S OHIO AVE, ATOKA, OK 74525



PROPERTY DESCRIPTION

Prime downtown location in Atoka! This historic 6,500 square foot building offers a versatile layout, upgraded electrical systems, and a new specialty roof. With potential for multiple lease spaces, plus a half city lot included, there's ample opportunity for income generation. Situated just a block away from the popular Reba's Place, and surrounded by thriving businesses, the property enjoys high foot traffic. Future development plans in the area, including a new Marriott hotel just two blocks away, promise continued growth. Whether you're an investor or an entrepreneur, this property is primed for success!

PROPERTY HIGHLIGHTS

- Renovated - 2016
- Electrical upgrades - 2012
- Specialty roof installed - 2016
- Open Floor Plan

BRANDY RUNDEL

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OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	8,148 SF
Building Size:	6,500 SF

NEW AIRPORT

The FAA has approved the consultant & awarded Atoka a grant to provide for the Masterplan & Site Selection. The Airport will accommodate larger aircraft. Leading to more significant tourism, industry leadership, & site selector access.

It will include partnerships with advanced aviation industries on adjacent property & will take approximately 4 years to complete.

TRAFFIC COUNTS IN ATOKA, OK

- Hwy 69/75 has average of 23,873 vpd in 2023
- Hwy 3 & 7, located North & South of Atoka have an add'l 9,700 vpd in 2023
- Making the total average traffic count in Atoka 33,573 vehicles per day.



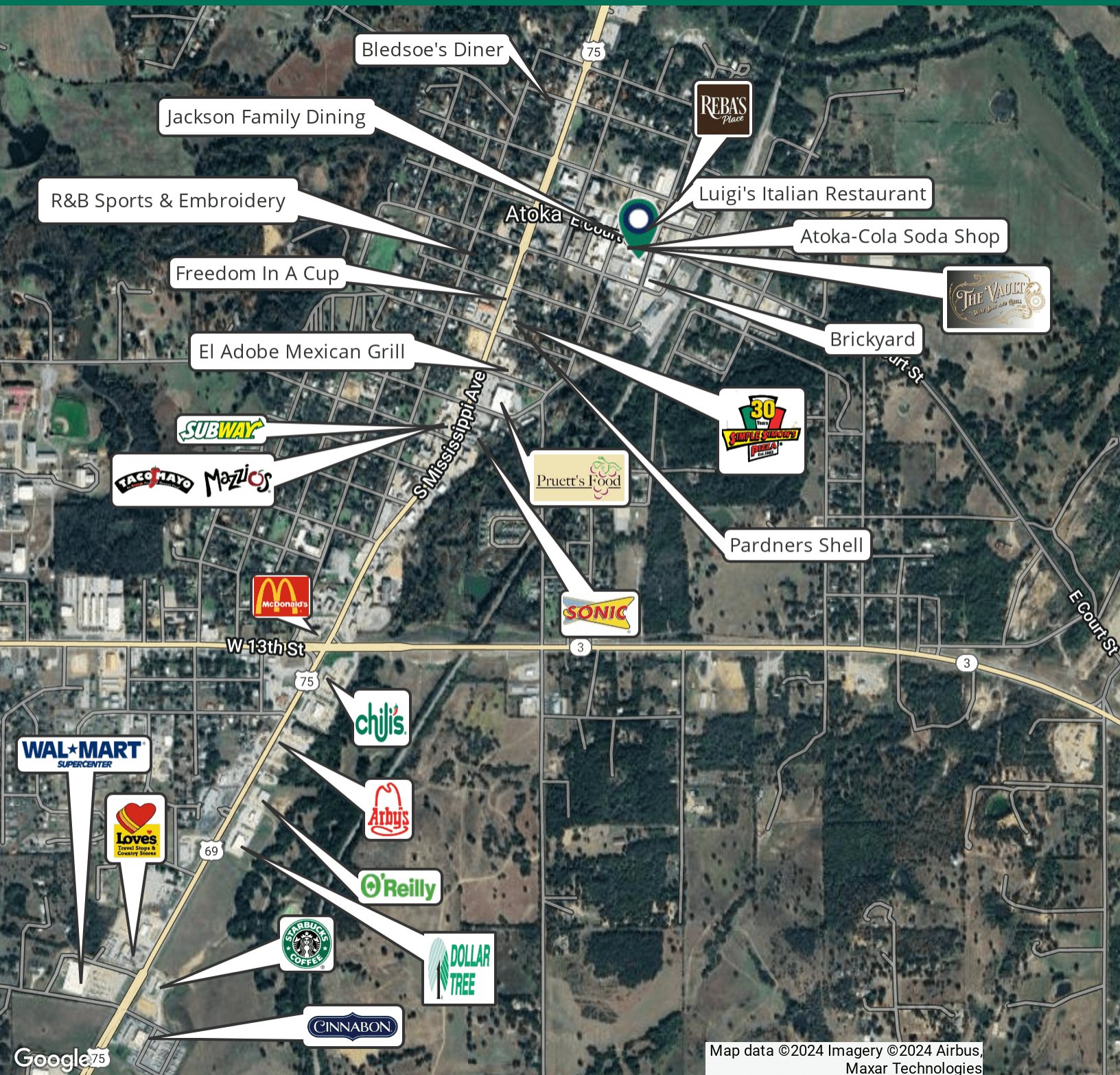
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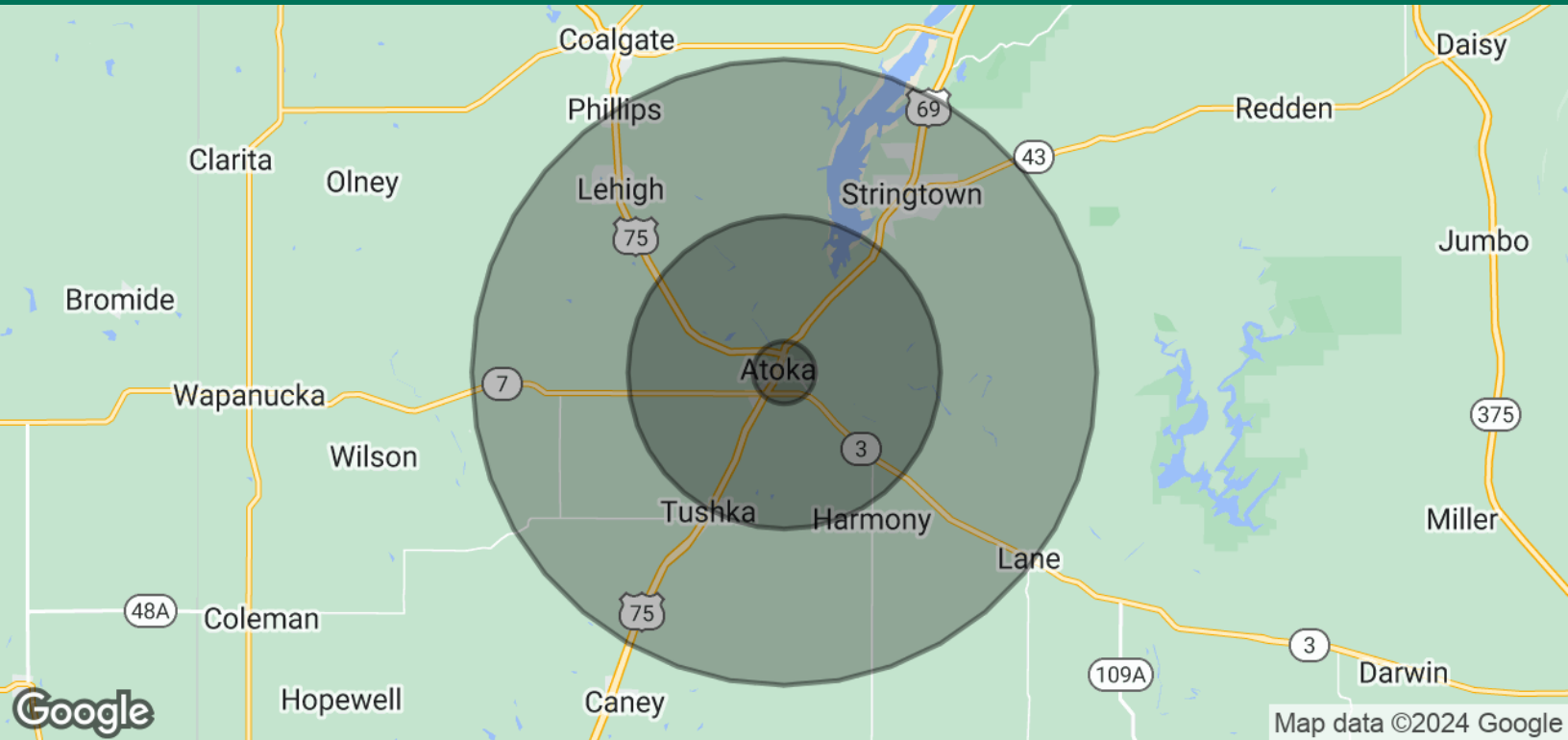
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,132	4,718	8,265
Average Age	40	41	41
Average Age (Male)	38	39	40
Average Age (Female)	42	43	43
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	706	1,667	2,654
# of Persons per HH	3	2.8	3.1
Average HH Income	\$64,221	\$64,713	\$67,124
Average House Value	\$129,240	\$159,630	\$175,140

Demographics data derived from AlphaMap

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