

**LEASE**

# 7643 E 126th Street

7643 EAST 126TH STREET SOUTH BIXBY, OK

Bixby, OK 74008

**PRESENTED BY:**

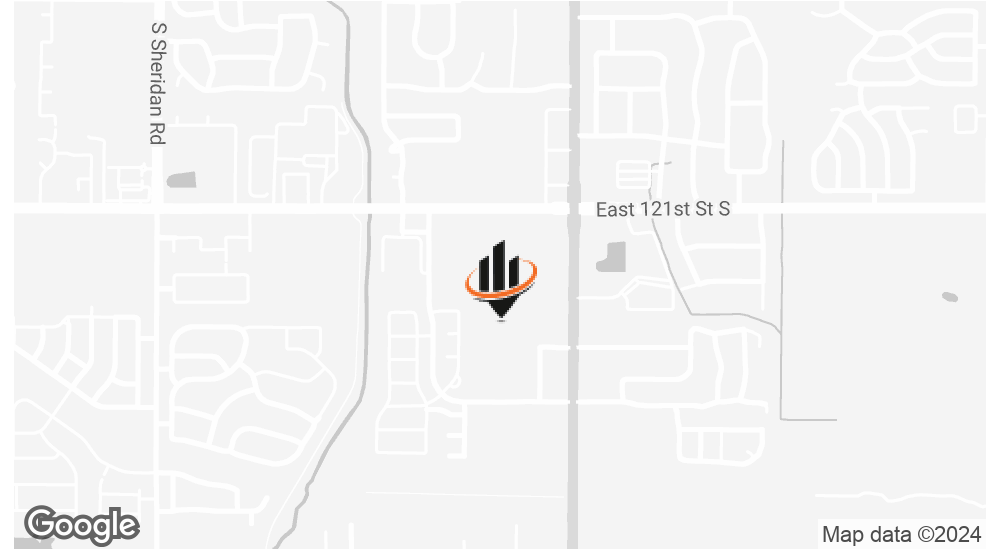
**SUSAN DAVIS**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$23.00 SF/yr (Full Service)
<b>BUILDING SIZE:</b>	8,000 SF
<b>AVAILABLE SF:</b>	1,742 - 2,004 SF
<b>LOT SIZE:</b>	
<b>YEAR BUILT:</b>	2023
<b>ZONING:</b>	Office
<b>MARKET:</b>	Bixby

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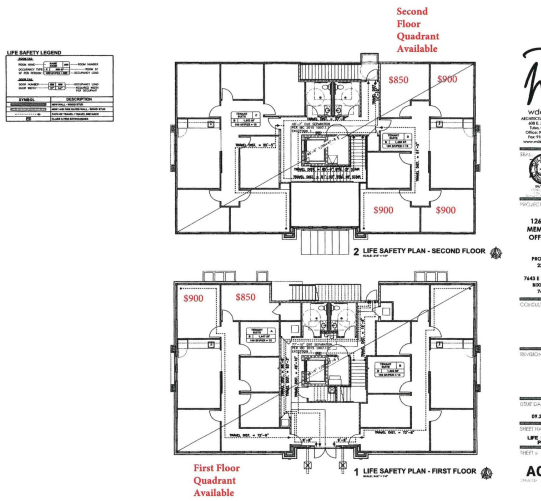
## PROPERTY OVERVIEW

Two suites available  
First Floor and Second Floor

## PROPERTY HIGHLIGHTS

- One suite on lower level
- One suite on second level
- Elevator
- Individual office pricing

# ADDITIONAL PHOTOS



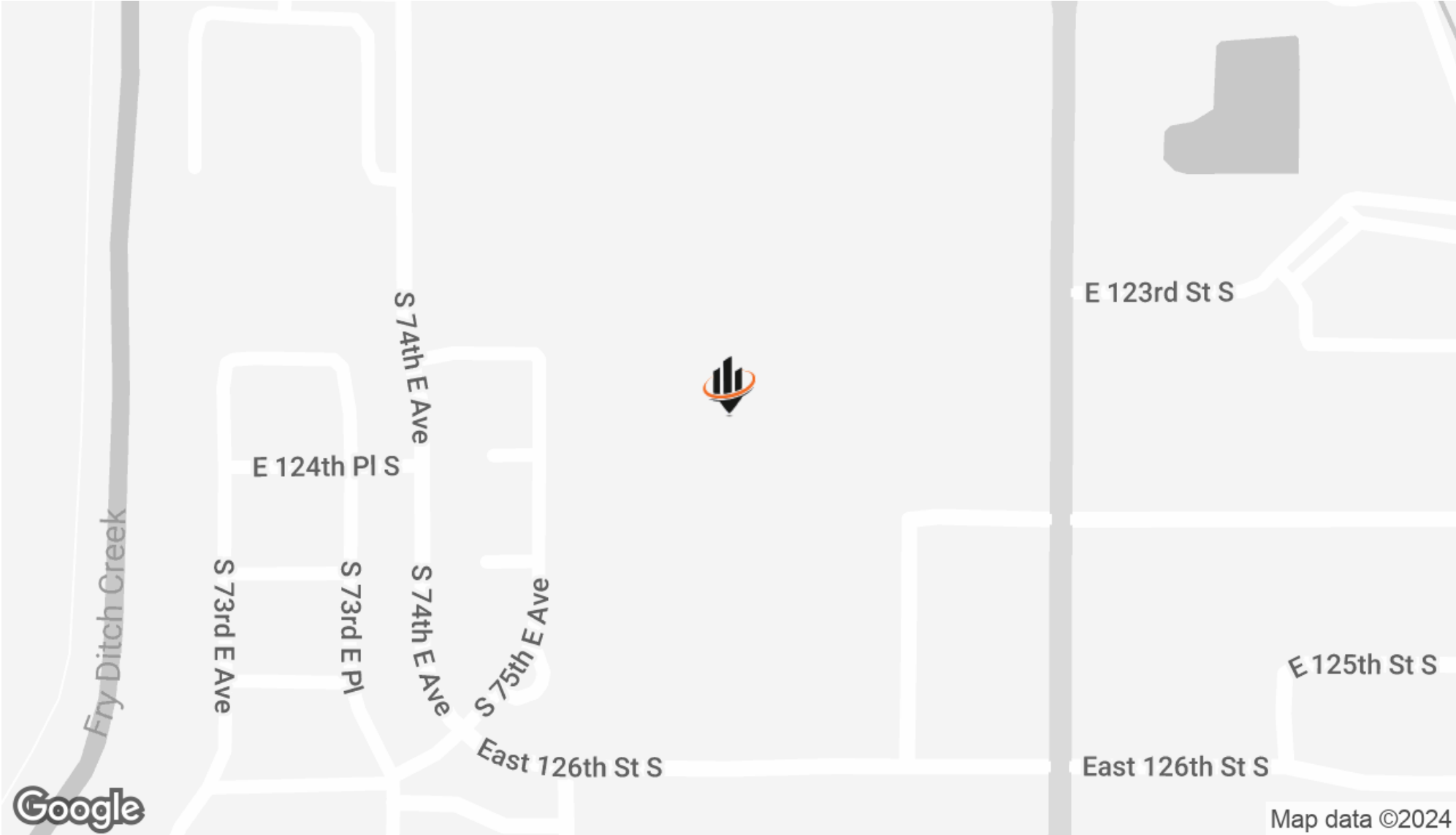
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**LOCATION MAP**



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**7643 E 126TH STREET** | 7643 East 126th Street South Bixby, OK Bixby, OK 74008

# DEMOGRAPHICS MAP & REPORT

## POPULATION

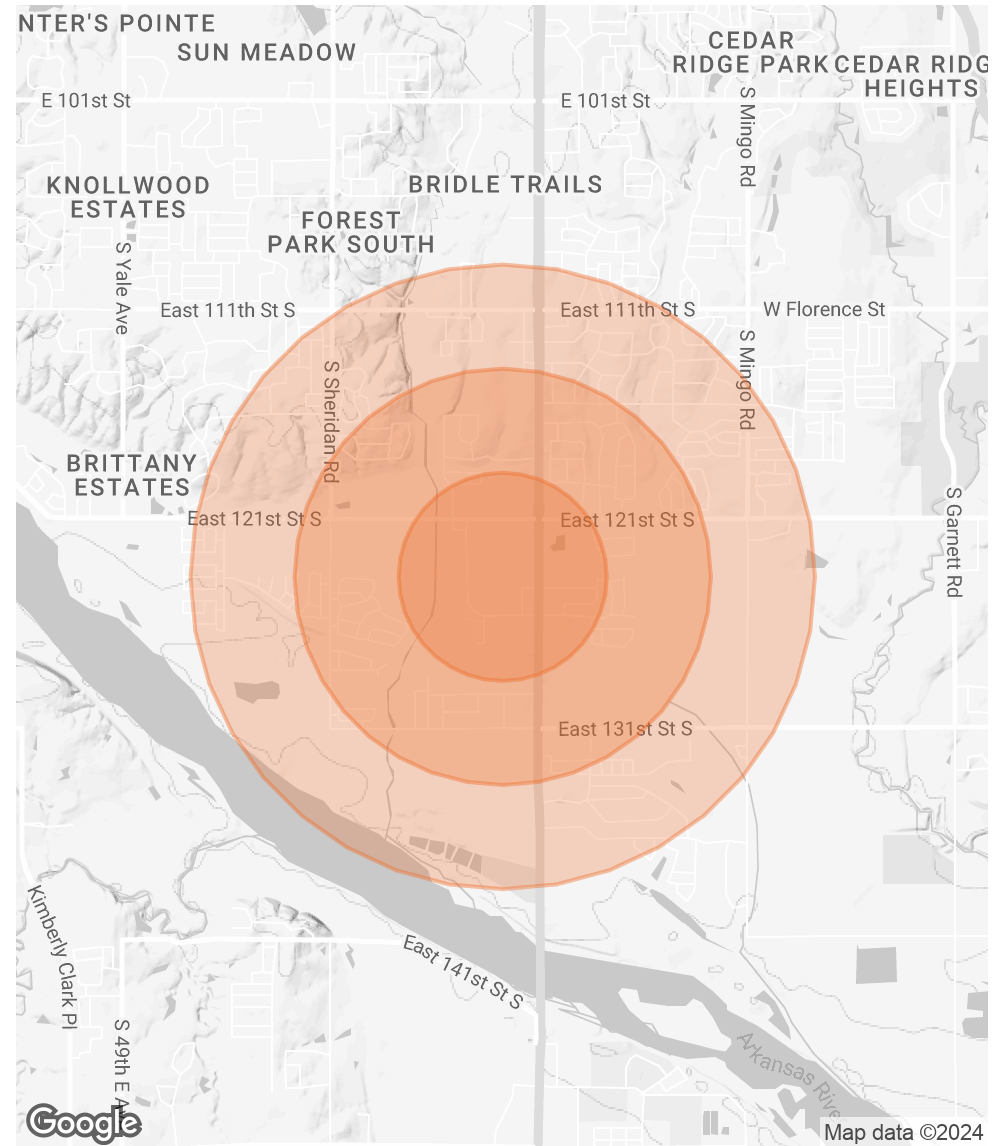
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,409	6,040	12,302
AVERAGE AGE	35.8	36.1	37.5
AVERAGE AGE (MALE)	34.6	34.7	36.4
AVERAGE AGE (FEMALE)	38.3	37.7	38.5

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	628	2,438	4,684
# OF PERSONS PER HH	2.2	2.5	2.6
AVERAGE HH INCOME	\$86,448	\$102,370	\$114,569
AVERAGE HOUSE VALUE	\$338,082	\$338,224	\$328,842

\* Demographic data derived from 2020 ACS - US Census



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