

# PLAINS

Commercial Real Estate

## 2-STORY BUILDING - FOR SALE

10707 N Broadway, Oklahoma City, OK



**10707 N BROADWAY, OKC**  
**6,672 Square Feet**

**PAUL STUKE // (405) 473.9721 // paul.stuke@plainscre.com**

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions, price, corrections, errors, omissions, and/or withdrawal without notice.

### LOCATION:

SWC of US-77 / N Broadway Extension & W Hefner Rd  
10707 N Broadway, Oklahoma City, Oklahoma 73114

### PROPERTY HIGHLIGHTS:

- » 6,672 SF Available
- » Renovated in 2019
- » Two Stories
- » Beautifully Maintained
- » Easy access to Broadway Extension
- » Easy access to I-44
- » Easy access to Kilpatrick Turnpike

### PRICE:

\$1,200,000

### TRAFFIC COUNTS:

US-77 (Broadway Extension): 105,600 ('24)  
W Hefner Rd: 14,500 ('22)

### DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2025 Population	5,177	55,695	158,942
Daytime Population	6,530	74,565	221,676
Avg. HH Income	\$53,867	\$94,599	\$113,365



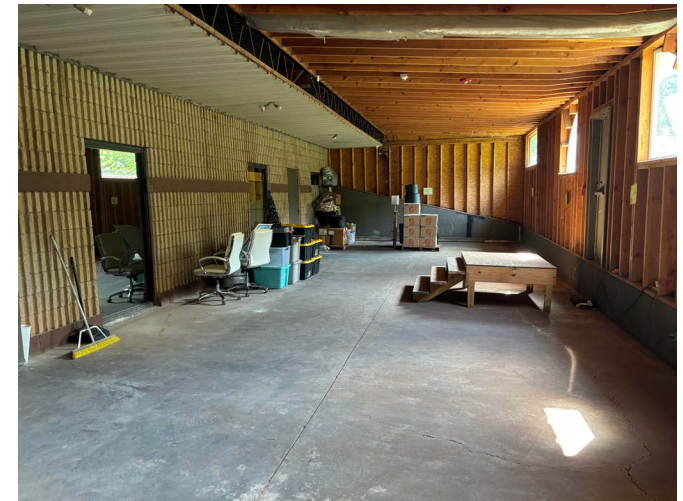
### UPSTAIRS:

- » Reception Area
- » Six (6) Offices
- » Large Conference Room: 26' x 40'
- » Small Conference Room: 28' x 20'
- » One (1) Restroom



### DOWNSTAIRS:

- » Open Workspace
- » Eleven (11) Offices
- » Two (2) Kitchenettes
- » Four (4) Restrooms



### STORAGE AREA

- » 19' X 56'

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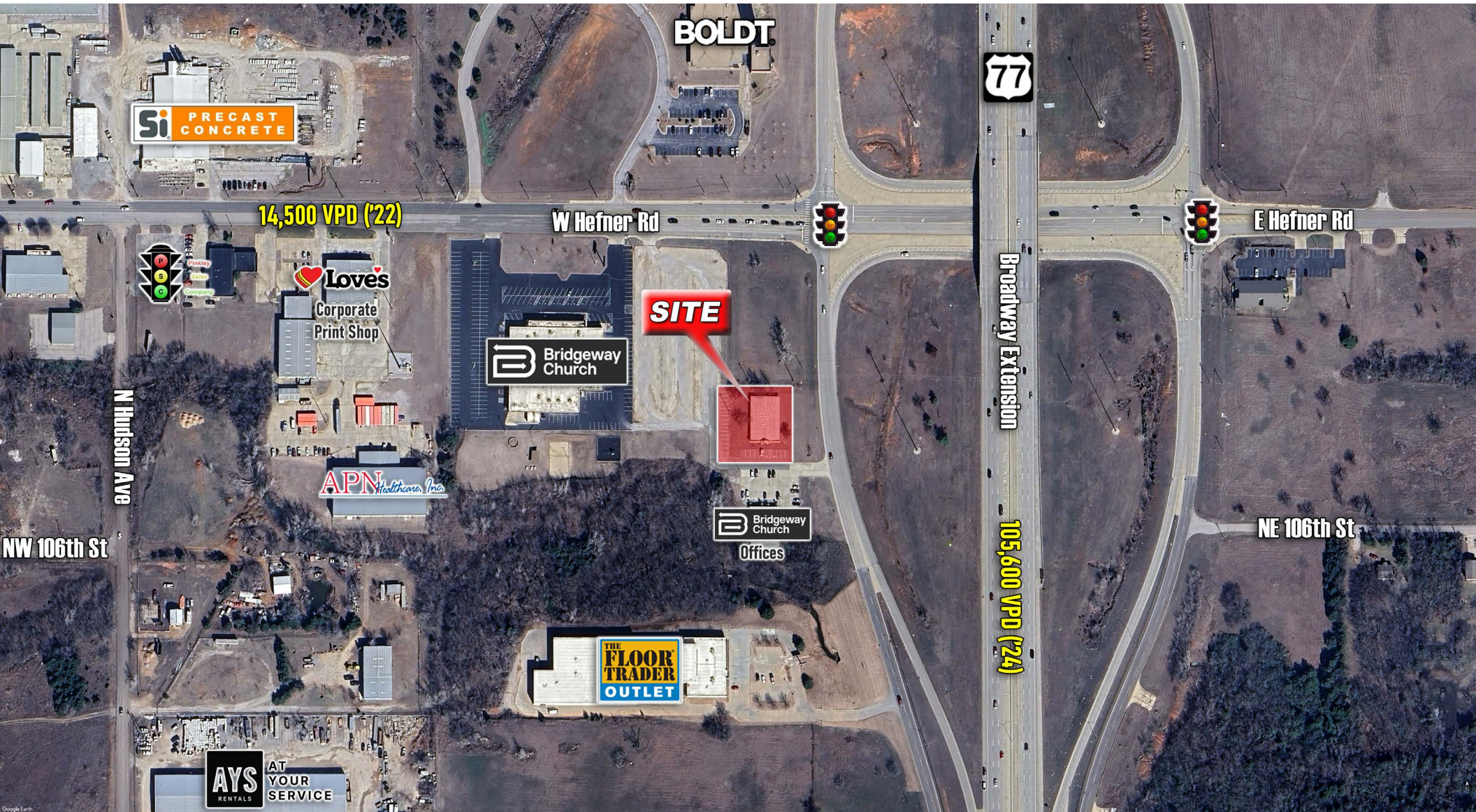
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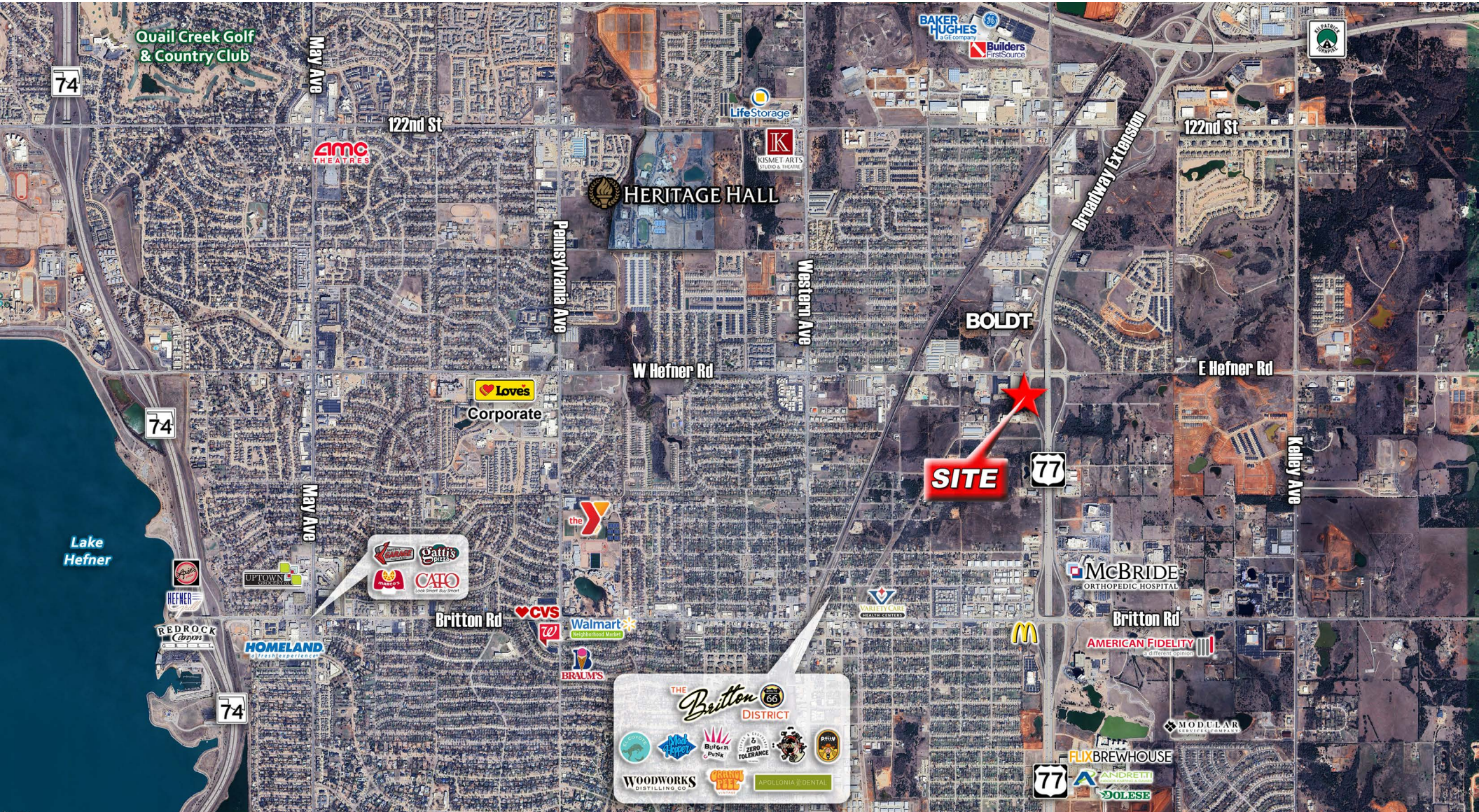
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