

FORMER FAMILY DOLLAR #32958 | DOLLAR TREE

491 SW 3RD ST, MINCO, OK 73059



PROPERTY HIGHLIGHTS

- Located on the south end of town near Minco High School
- Building is less than 4 years old
- In great condition
- Pylon Signage and ample parking
- Asking \$7.00 psf gross

OFFERING SUMMARY

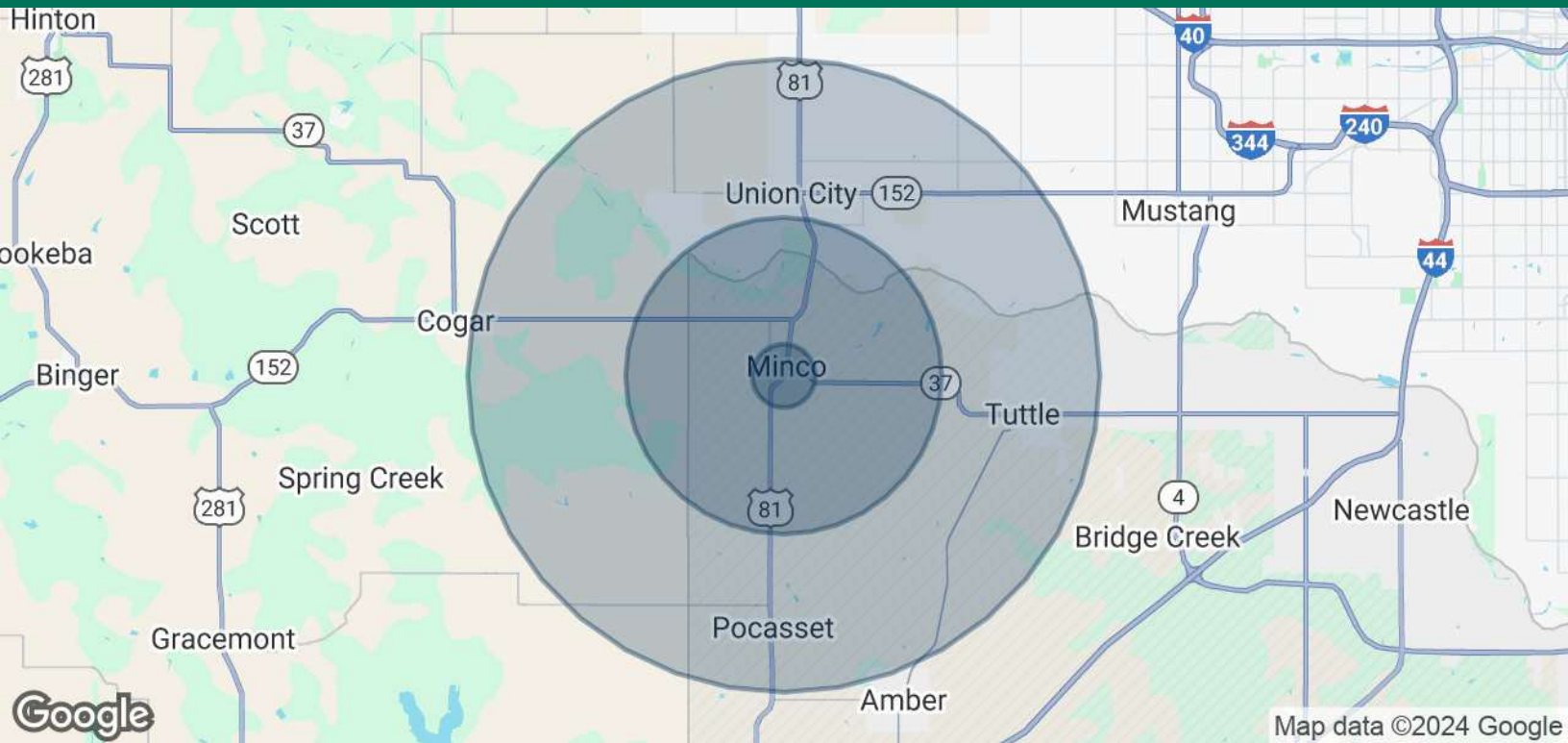
Lease Rate:	\$7.00 SF/yr (Gross)
Available SF:	10,500 SF
Building Size:	10,500 SF
Lease Expiration:	8/31/2032

EV ERNST

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	166	1,963	8,101
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	43	41	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	64	784	3,050
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$99,267	\$90,086	\$103,467
Average House Value	\$198,730	\$194,068	\$240,984

Demographics data derived from AlphaMap

12042024

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