



## 4101 Perimeter Center Dr, OKC, OK 73112

### Property Highlights:

- 3 story building
- \$422,994 current annual income
- 17,859 SF currently vacant
- Perfect for owner-user with expansion plans
- Easy access to I-44, Lake Hefner Parkway, Bethany, and Yukon Markets
- Professionally managed

**Sale Price: \$2.4 million**

**Size: 48,771 SF**

### Traffic Counts:

- N Tulsa Ave: 2,600 VPD
- NW 39th St: 32,200 VPD

### Demographics:

	1 Mile	3 Miles	5 Miles
2023 Population	12,084	110,185	116,360
Daytime Population	10,433	115,680	274,117
Avg. HH Income	\$65,935	\$69,137	\$79,177



