

FOR SALE | 8317 N Gateway Terrace



OFFERING SUMMARY

Sale Price:	\$2,400,000
Building Size:	20,340 SF
Available SF:	20,340 SF
Lot Size:	2.5 Acres
Price / SF:	\$117.99
Year Built:	1995
Renovated:	2000
Market:	South Oklahoma City

PROPERTY OVERVIEW

With convenient access to Interstate 240 and Interstate 35, the area offers an ideal location for industrial and office showroom operations.. With its strategic positioning and proximity to key amenities, the area presents an attractive opportunity for investors and tenants seeking a prime industrial or office showroom location. Previous tenant was an indoor archery range.

PROPERTY HIGHLIGHTS

- - 20,340 SF building
- - Fully Sprinkled
- - New HVAC throughout
- - Built in 1995
- - Renovated in 2000
- - Prime South Oklahoma City location
- - Modern industrial/office showroom potential
- - Ample parking space

Tripp Cunningham

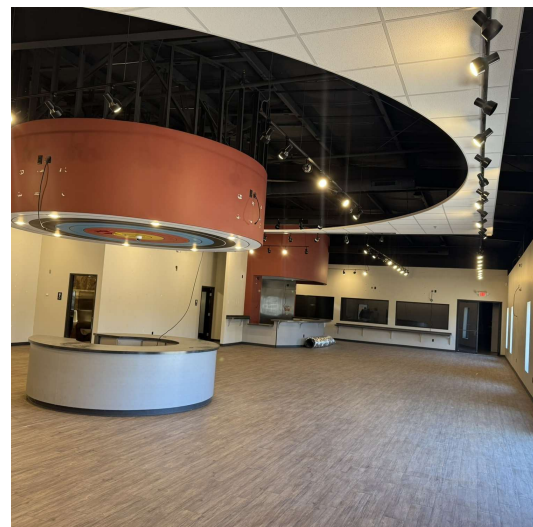
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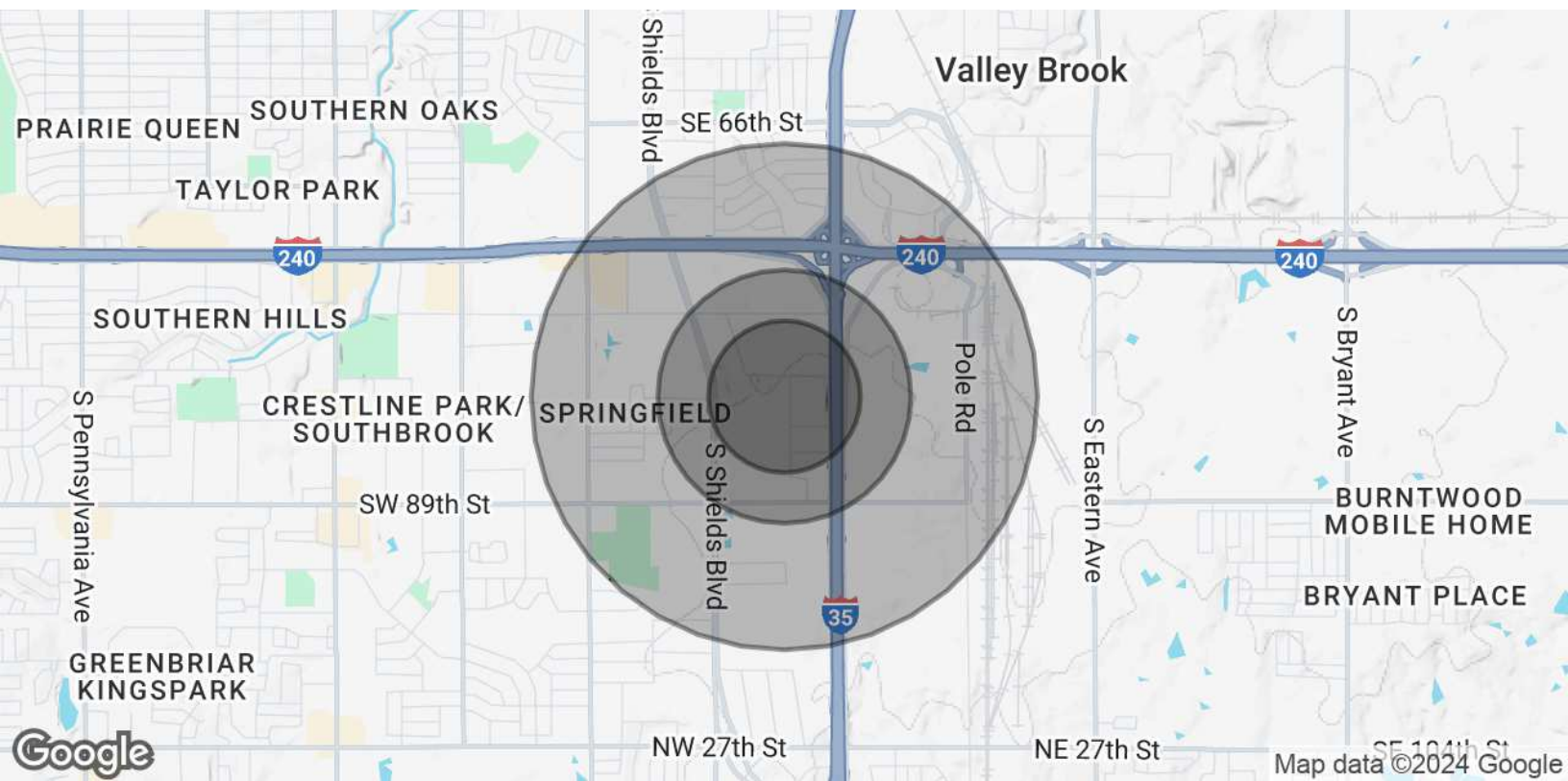
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	404	1,087	4,668
Average Age	36	37	36
Average Age (Male)	38	36	35
Average Age (Female)	34	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	124	435	2,043
# of Persons per HH	3.3	2.5	2.3
Average HH Income	\$56,849	\$58,043	\$56,961
Average House Value	\$67,780	\$139,309	\$180,824

Demographics data derived from AlphaMap

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