

2135 COOPER DR

2135 COOPER DR, ARDMORE, OK 73401



GAYLA ARTMAN

Broker Associate

Equity Commercial Realty Advisors, LLC (405) 826-7975 cell
gartman@equityrealty.net (405) 640-6167 office

KARINA BALSCHWEIT

Sales Associate

Equity Commercial Realty Advisors, LLC (405) 412-9253 cell
karinab@equityrealty.net (405) 640-6167 office



OFFERING SUMMARY

Available SF:	2,382 SF
Lease Rate:	\$20 SF/yr (NNN)
Lot Size:	5.0 Acres
Year Built:	2008
Building Size:	2,382
Zoning:	IL
Market:	Ardmore
Submarket:	Oklahoma City

PROPERTY OVERVIEW

The office building, 2135 Cooper Dr is ideally located on the west side of Ardmore along Cooper Drive, an established commercial corridor near I-35. Its convenient proximity to I-35 provides businesses with easy north-south access to both Oklahoma City and the Dallas-Fort Worth

PROPERTY HIGHLIGHTS

- 5 acre lot
- Reception Area
- Large Conference Room w/ Coffee Bar
- 4 Executive Offices
- Large Breakroom with Kitchen
- Data Room
- Copy Room
- 2 ADA Restrooms (Men's restroom has a shower)

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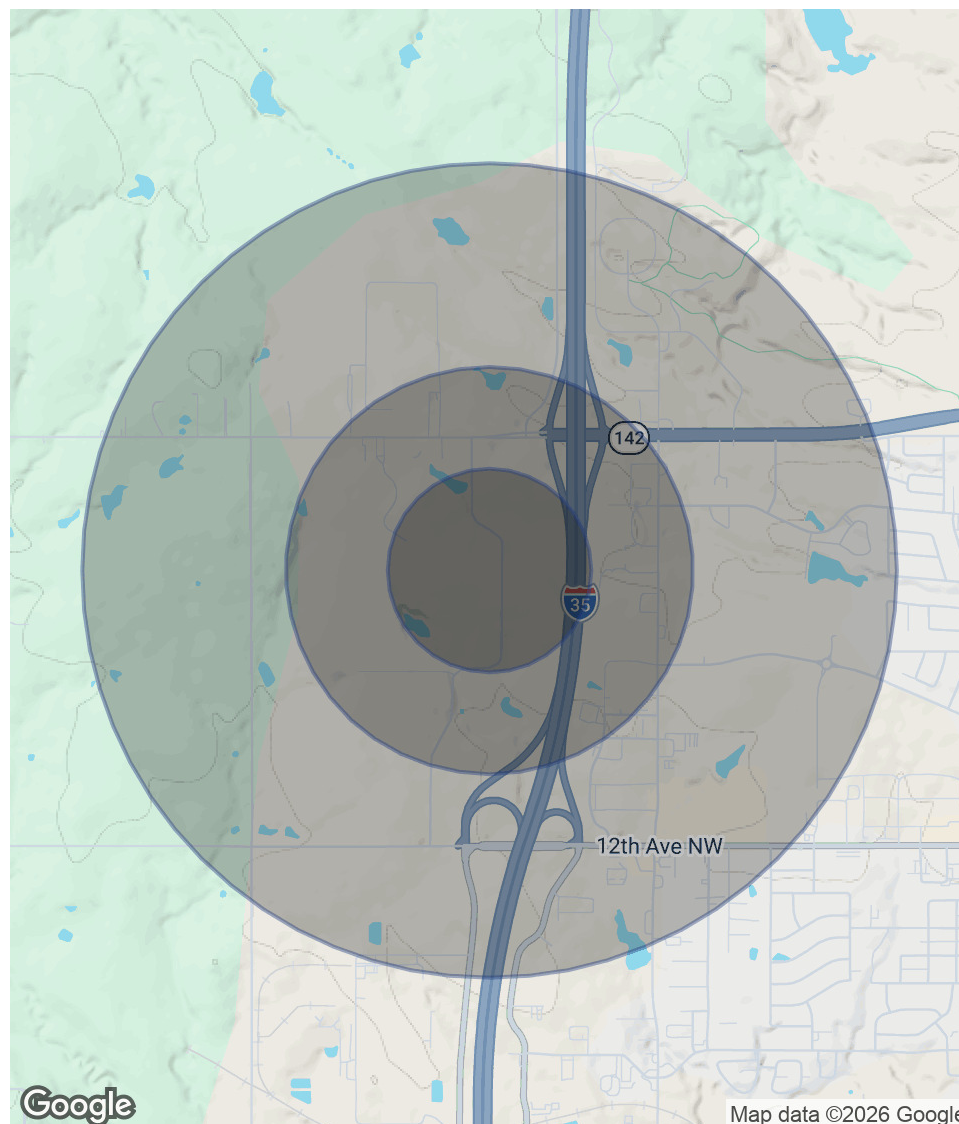
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	25	248	1,265
Average Age	40.3	44.7	43.4
Average Age (Male)	35.6	38.6	38.7
Average Age (Female)	44.7	50.6	48.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	10	127	645
# of Persons per HH	2.5	2.0	2.0
Average HH Income	\$93,708	\$63,425	\$65,700
Average House Value	\$400,698	\$411,614	\$364,163

2023 American Community Survey (ACS)



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