

** IMPROVED PRICE ** OFFICE OR RETAIL

4645 TINKER DIAGONAL, DEL CITY, OK 73115



OFFERING SUMMARY

Sale Price:	\$749,000
Building Size:	5,190 SF
Lot Size:	0.37 Acres
Price / SF:	\$144.32
Year Built:	1992
Zoning:	HC - Highway Commercial
Market:	Oklahoma
Submarket:	East Oklahoma County

PROPERTY OVERVIEW

Now available for purchase, 4645 Tinker Diagonal Street is a rare opportunity to acquire a highly flexible 5,190 SF two-story office building in close proximity to Tinker Air Force Base, I-40, and key Oklahoma City employment corridors.

This property is ideally suited for an owner-user, government contractor, professional services firm, or investor seeking a building with multiple use and expansion options. The layout allows for multi-office configurations, executive suites, training or conference areas, and creative workspace — all within a single stand-alone asset.

The first floor offers traditional office functionality, including multiple private offices, an executive office, reception area, conference or flex room with full bathroom, and kitchen/break area. The second floor provides additional adaptable space with open areas, multiple rooms, a full kitchen, and bathrooms — allowing users to customize the space to their operational needs.

Set on 0.37 acres with 10 on-site parking spaces, the building features tilt-up concrete construction, fireplaces, built-in cabinetry, an enclosed courtyard, and a sunroom — architectural features that create a differentiated, high-character office environment rarely found in this submarket.

With strong accessibility, proximity to a major military and employment hub, and a configuration that supports both immediate occupancy and long-term flexibility, this property presents a compelling opportunity for buyers seeking functional office space with upside.

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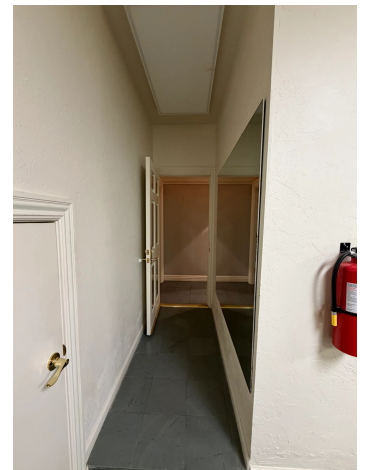
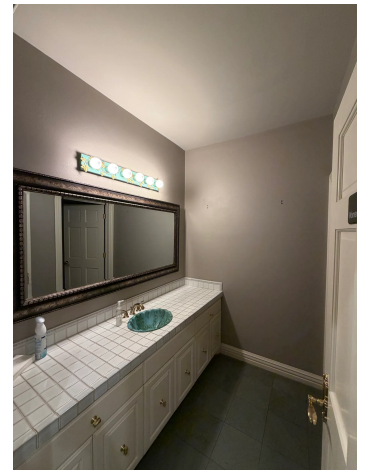
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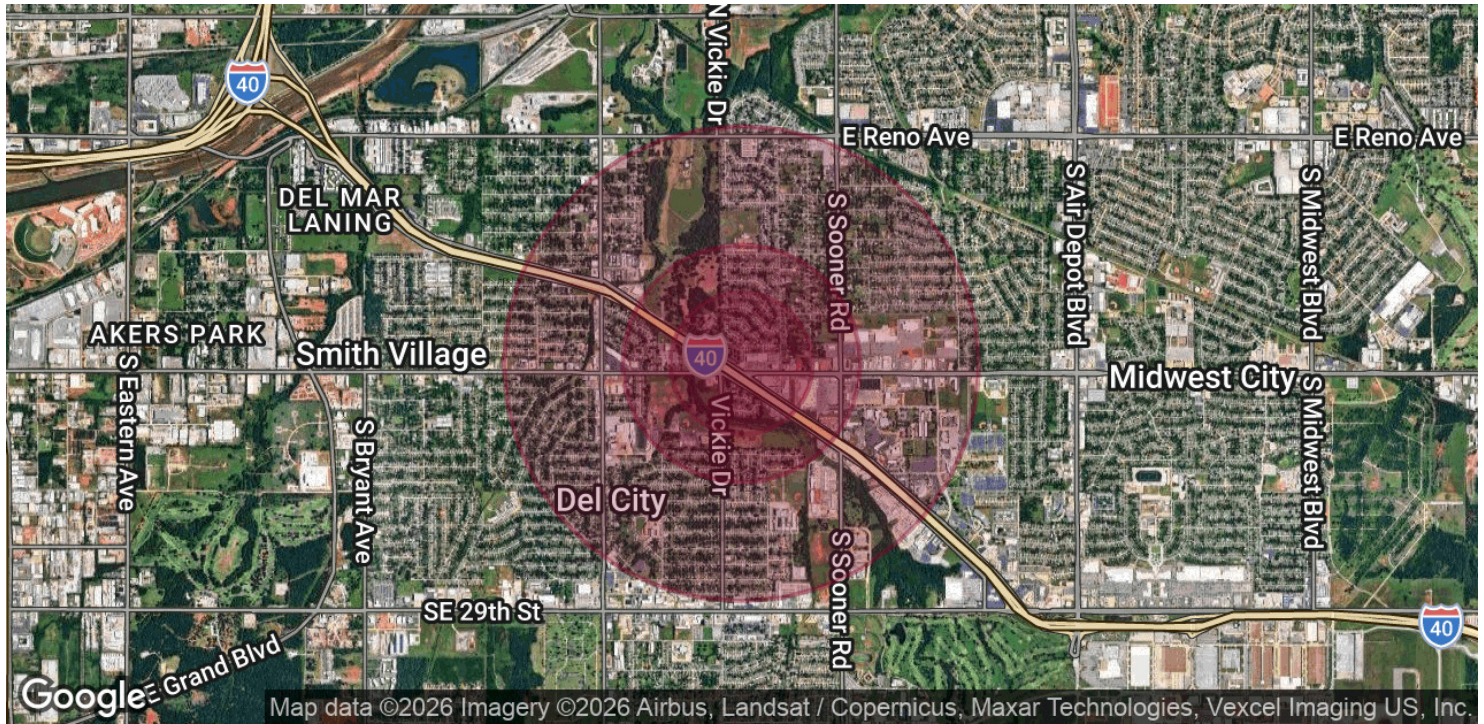
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	702	1,676	9,118
Average Age	42	42	40
Average Age (Male)	40	40	38
Average Age (Female)	44	43	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	307	727	3,767
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$56,075	\$56,606	\$56,993
Average House Value	\$144,964	\$137,322	\$121,936

2020 American Community Survey (ACS)

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