



Location:

307 NW 5th Street, Pryor, OK 74361

Property Highlights:

- Built in 2014, concrete slab, metal industrial with steel frame
- Upstairs/downstairs office
- (2x) Bathrooms (1 with shower)
- 14' clear height, 4x grade-level drive-ins
- 3-phase electric
- 45 min from Tulsa MSA
- Unzoned, no easements, outside known FEMA floodplain(s)

Size:

4,037 SF / 6.52 AC

Reduced Price:

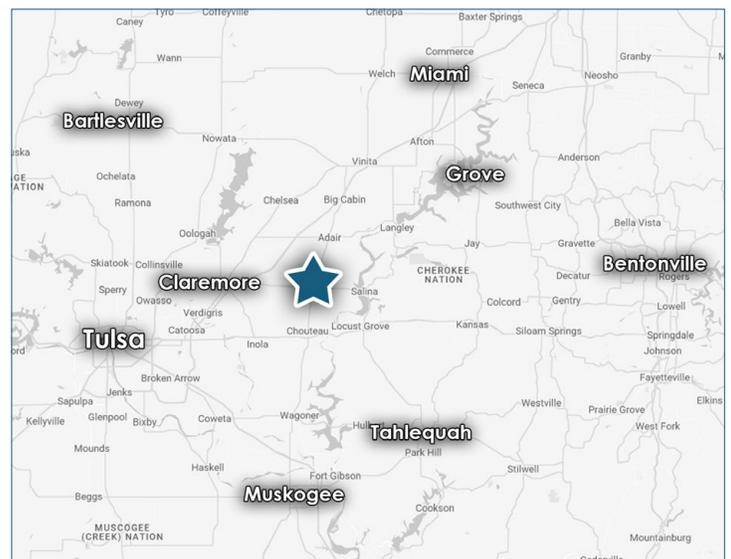
Now \$499,000

Traffic Counts:

US-69 : 18,400 VPD ('23)

Demographics:

	1 Mile	3 Miles	5 Miles
2024 Population	2,946	10,801	13,411
Daytime Population	4,900	11,551	14,757
Avg. HH Income	\$61,730	\$76,465	\$81,181



For More Information:

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The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions, price, corrections, errors, omissions, and/or withdrawal without notice.

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Commercial Real Estate

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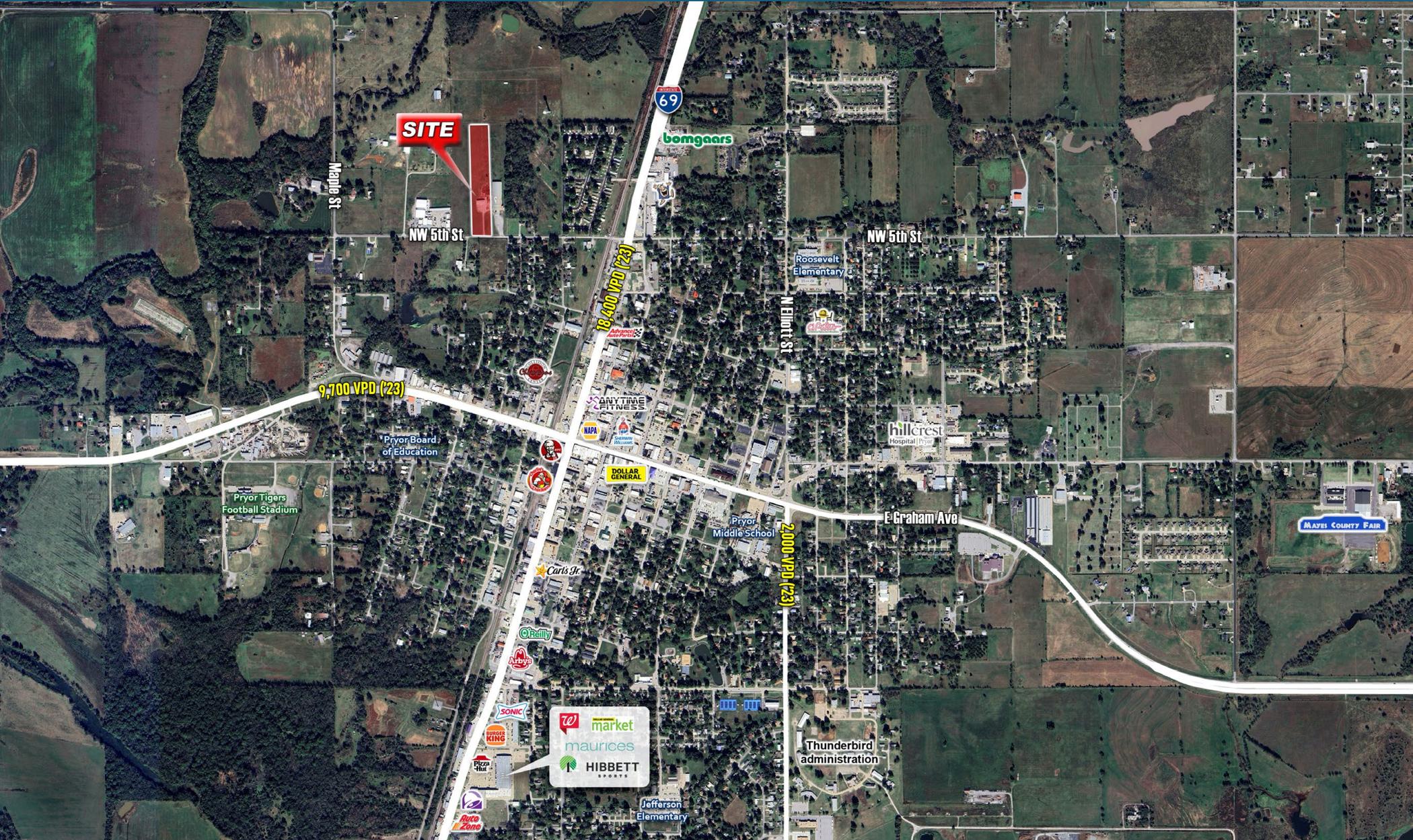


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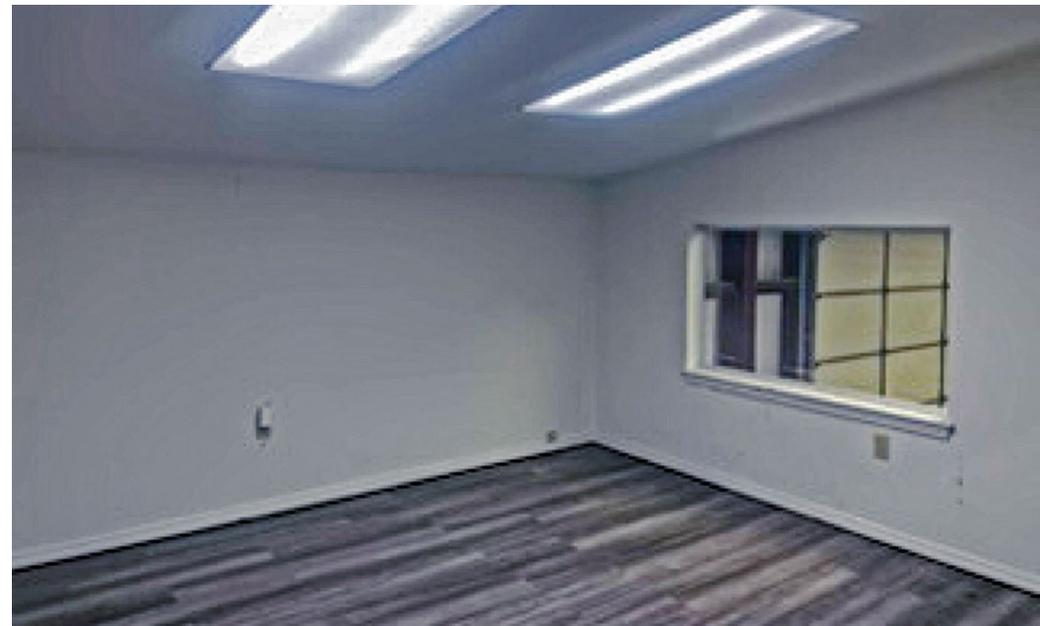


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