

104 E Graham Avenue, Pryor Creek, OK 74361

Dynamic Retail Showroom/Professional Office Center For Sale:

Offered At: \$489,000



Dynamic Commercial Showroom - Professional Office Center For Sale:

We are pleased to exclusively offer For Sale – 5,882 SF retail/showroom commercial building with frontage on both US Highway 69 and Oklahoma Highway 20. ANY NUMBER OF USES POSSIBLE FROM COMMERCIAL TO MEDICAL TO OFFICE. Presently, the property consists of a ±5,882 SF single level Retail/Office Building that is situated on a ±0.21 AC parcel and boasts a coveted location on US HWY 69 and OK-HWY 20 (Signalized Intersection). Newer TPO Roof, Interior Updated in early 2000's. Downtown Commercial in the Heart of Pryor, OK – Excellent for a variety of uses.

- Signalized Intersection at US Highway 69 and OK Highway 20
- Dual Storefront Retail Frontage on Hwy 20 and US Hwy 69
- 5,880 SqFt One Level with Frontage on Both Highways



Brian Merzlock

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Best of Best in Corner Locations – Signalized Intersection:

- US Highway 69 and OK Hwy 20 – 31,000 vpd combined exposure
- Located within 7 Miles of MidAmerica Industrial Park
- Google Office Center \$4 Billion 7 Miles Away

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ARY LAND COMPANY | **KW ADVANTAGE LAND**

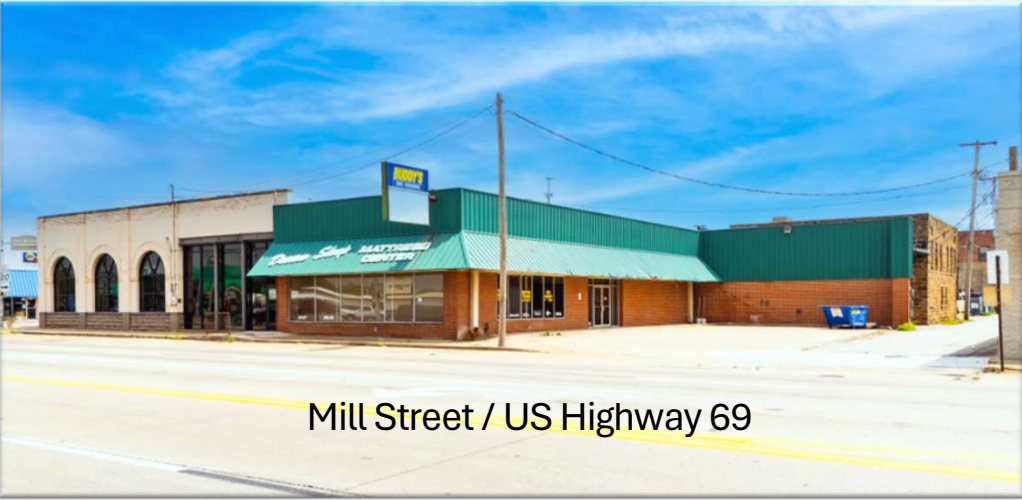
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Mill Street / US Highway 69



Graham Avenue / OK Highway 20



- Excellent Curb Appeal with Covered Entry for Customers

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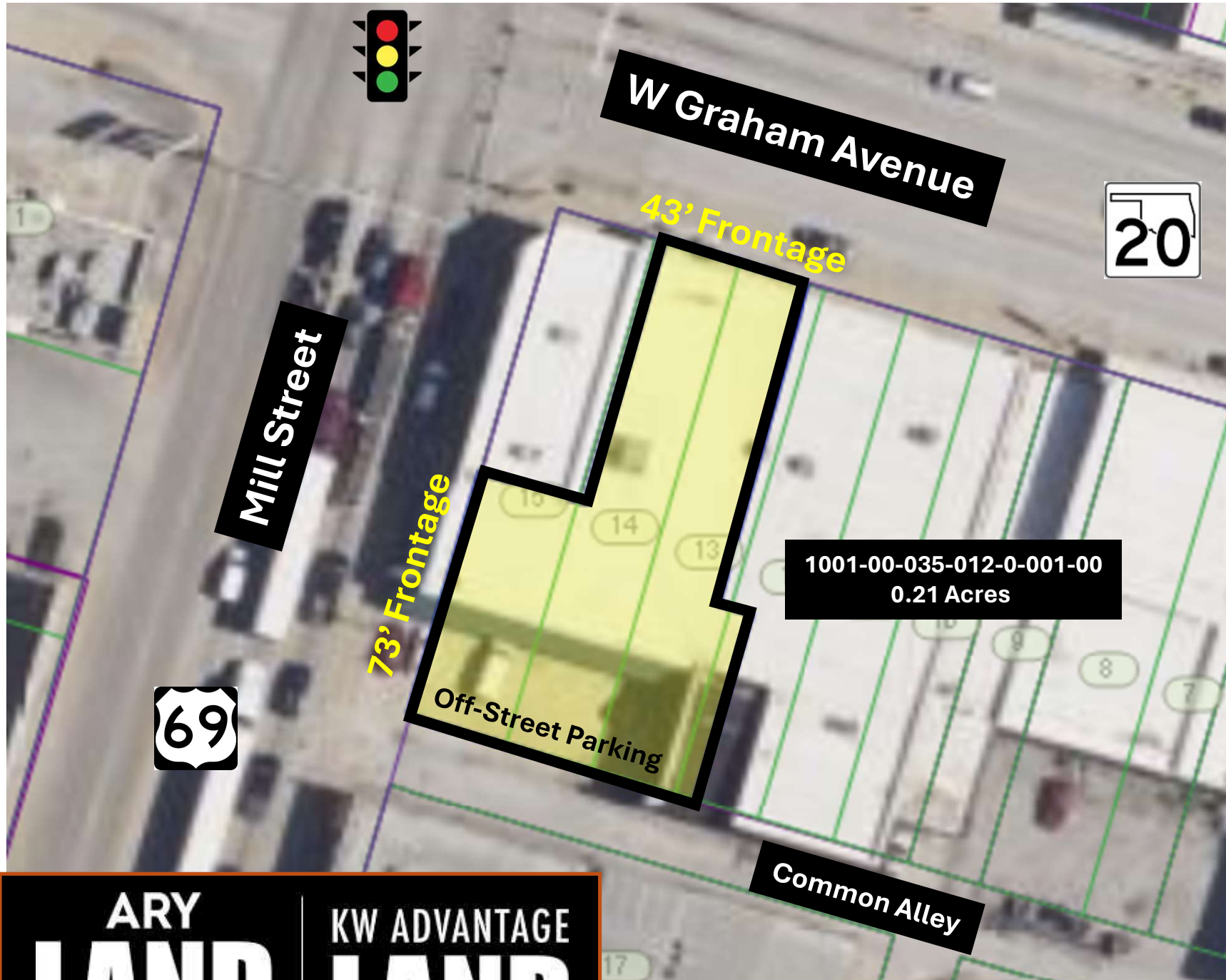
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Dynamic Retail Showroom/Professional Office Center For Sale:

Offered At: \$489,000



- 5,880 SqFt of Commercial or Professional Office Medical Space
- Divisible as needed into Two Suites Each with Frontage on Highway
- Main Building is 90% Showroom with 2 Private Office/Studio in Back with Bank Vault and Security Camera System
- Metal Security Doors at Each Entry Point
- 4x8 roof marquee signage available viewable from US Hwy 69 and Hwy 20

- Located on 0.21 Acres - zoned Commercial
- 5-8 parking spaces in the back of building
- Legal: Blk 35 Pt of Lot 12,13,14 and 15
- Excellent Curb Appeal with Covered Entry and Exit for Customers
- Presently Vacant and Not Occupied – Available Anytime

- Energy Efficiency: Recently updated with on interior as showroom space
- Property has 1 HVAC/Heat unit
- Newer TPO Roof with Warranty
- Masonry Brick Exterior



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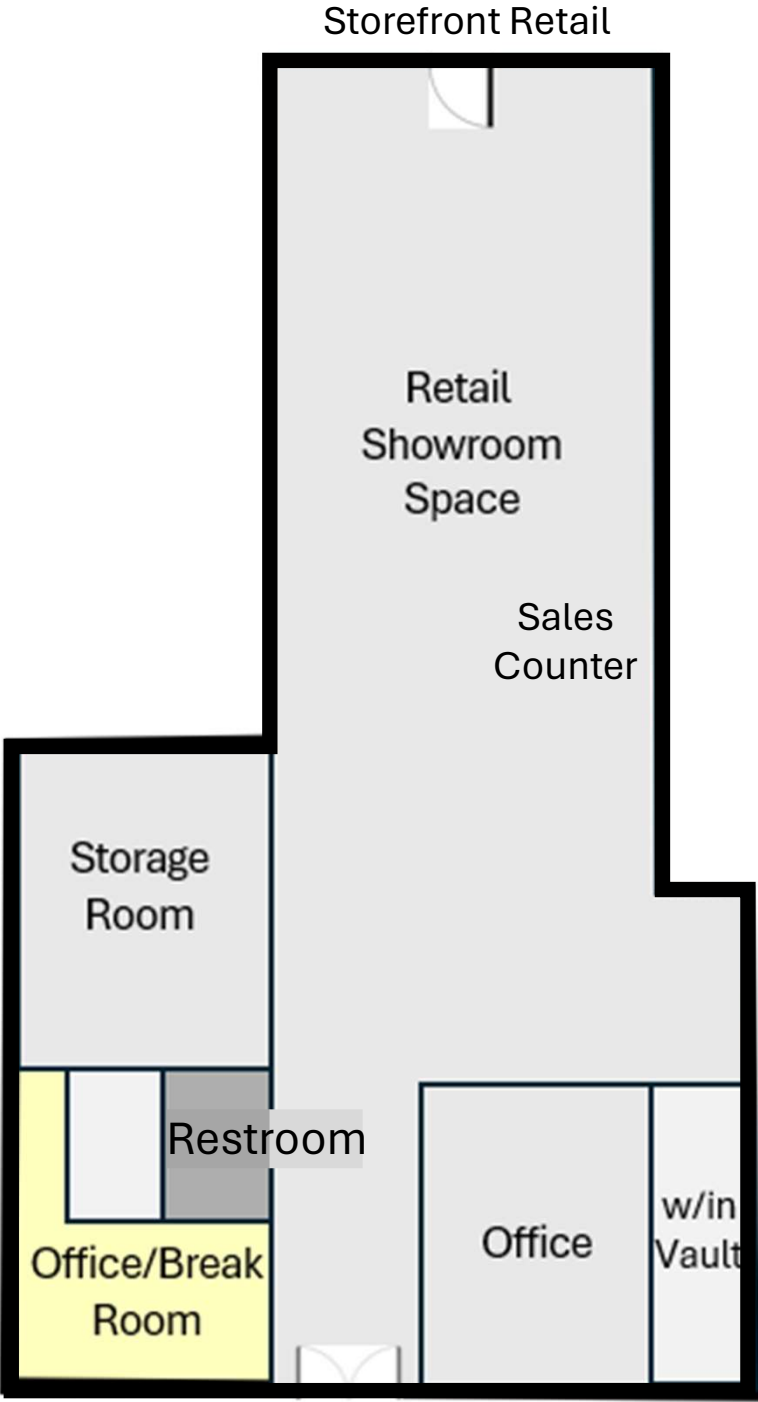
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Off-Street Parking

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Dynamic Retail Showroom/Professional Office Center For Sale:



Mill Street / US Highway 69



- 5,880 SqFt of Commercial or Professional Office Medical Space
- Divisible as needed into Two Suites Each with Frontage on Highway
- Main Building is 90% Showroom with 2 Private Office/Studio in Back with Bank Vault and Security Camera System
- Metal Security Doors at Each Entry Point
- 4x8 roof marquee signage available viewable from US Hwy 69 and Hwy 20
- 7 parking spaces Off Street to back of building by common alley

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Households

	2 mile	5 mile	10 mile
2010 Households	3,776	5,038	9,995
2023 Households	3,789	5,131	9,854
2028 Household Projection	3,682	5,002	9,584
Annual Growth 2010-2023	0%	0%	-0.2%
Annual Growth 2023-2028	-0.6%	-0.5%	-0.5%
Owner Occupied Households	2,212	3,282	6,870
Renter Occupied Households	1,470	1,720	2,714
Avg Household Size	2.4	2.5	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$99.4M	\$144.9M	\$294.4M

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$60,488	\$66,135	\$69,717
Median Household Income	\$45,568	\$51,716	\$56,963
< \$25,000	1,020	1,252	2,232
\$25,000 - 50,000	992	1,250	2,156
\$50,000 - 75,000	737	987	1,976
\$75,000 - 100,000	468	670	1,380
\$100,000 - 125,000	241	416	863
\$125,000 - 150,000	150	225	509
\$150,000 - 200,000	86	181	481
\$200,000+	96	150	257



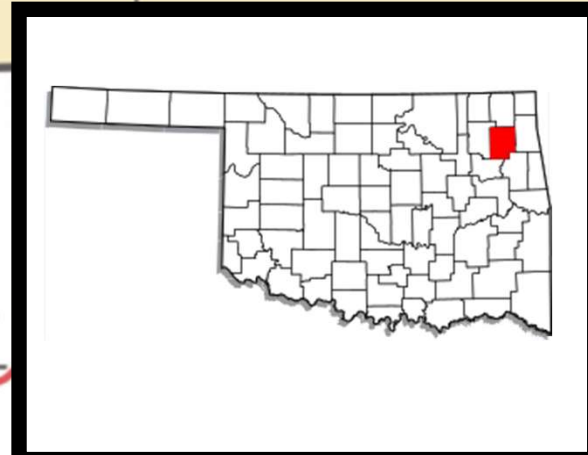
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Joplin

KANSAS
OKLAHOMA



RAILWAYS



NORTH to KANSAS CITY
SOUTH to FT. WORTH, TX & FT. SMITH, AR



Bartlesville

Vinita

ARKANSAS

33 MINUTES FROM MAJOR INLAND RIVER-PORT



TULSA PORT OF CATOOSA

Owasso

PRYOR

15 Mile 30 Mile

To Bentonville

45 MINUTES FROM INTERNATIONAL AIRPORT



Tulsa International Airport

TULSA

5-mile Population:	16,000
10-mile Population:	31,000
15-mile Population:	55,000
30-mile Population:	311,900

To Oklahoma City

Jenks

Bixby

Wagoner

CHEROKEE

ADAIR

MUSKOGEE

WAGONER

CHEROKEE

ADAIR