

Broken Arrow Office For Sale

4200 S Aspen Ave,
Broken Arrow, OK
74011

Drew Dossey, CCIM

Senior Vice President

918.740.7707

ddossey@mcgrawcp.com

MCP MCGRAW
COMMERCIAL
PROPERTIES



Property Summary

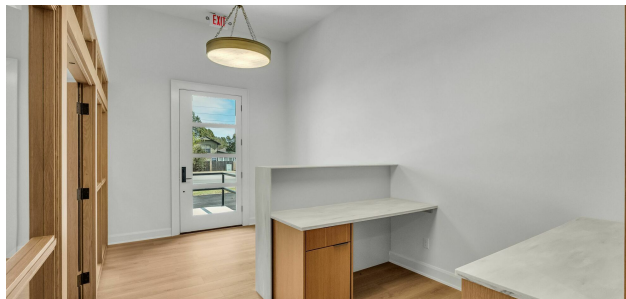
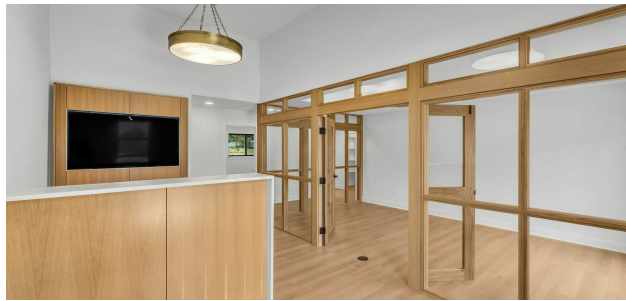
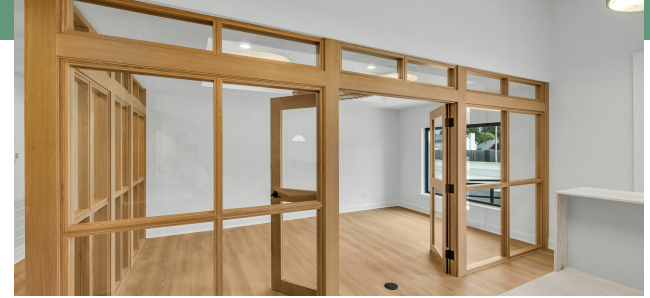


Property Description

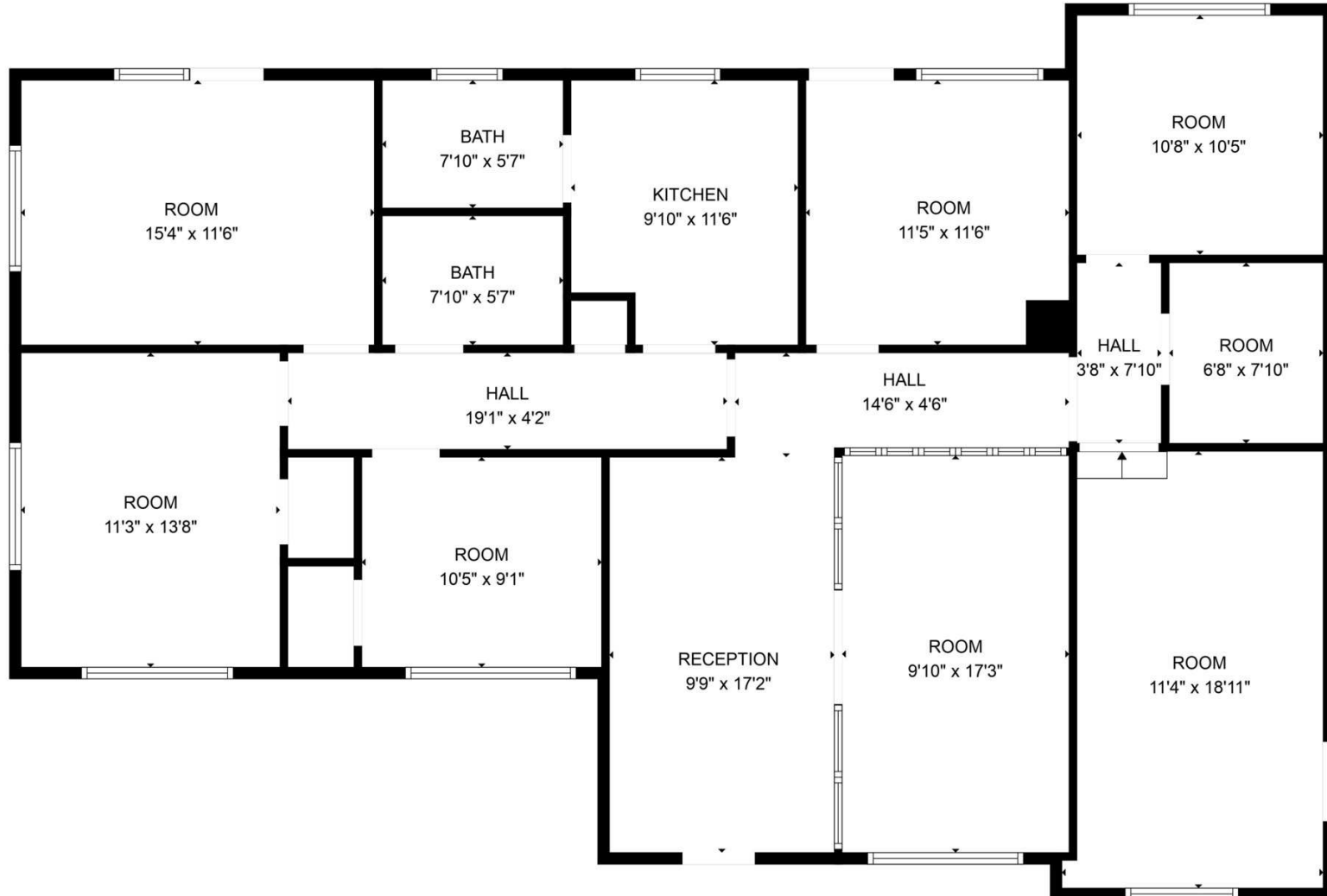
+/- 1,847 SF Office Building in Broken Arrow.
2025 estimate traffic count on S. Aspen 9,822 ADV.

Offering Summary

Additional Photos



Floor Plans

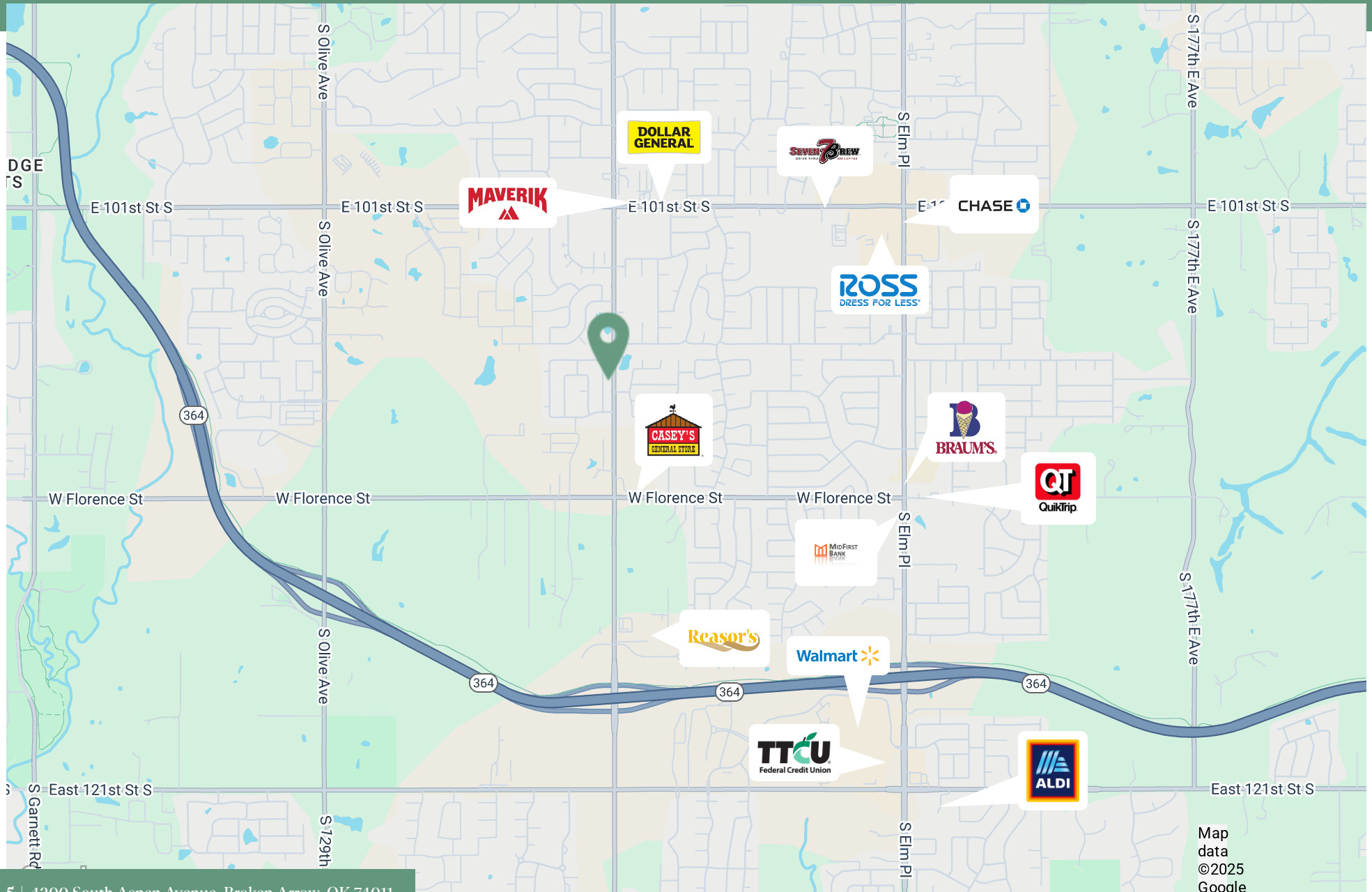


ESTIMATED AREAS

GLA FLOOR 1: 1833 sq. ft EXCLUDED AREAS 0 sq. ft
Total GLA 1833 sq. ft, total area 1833 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Location Map

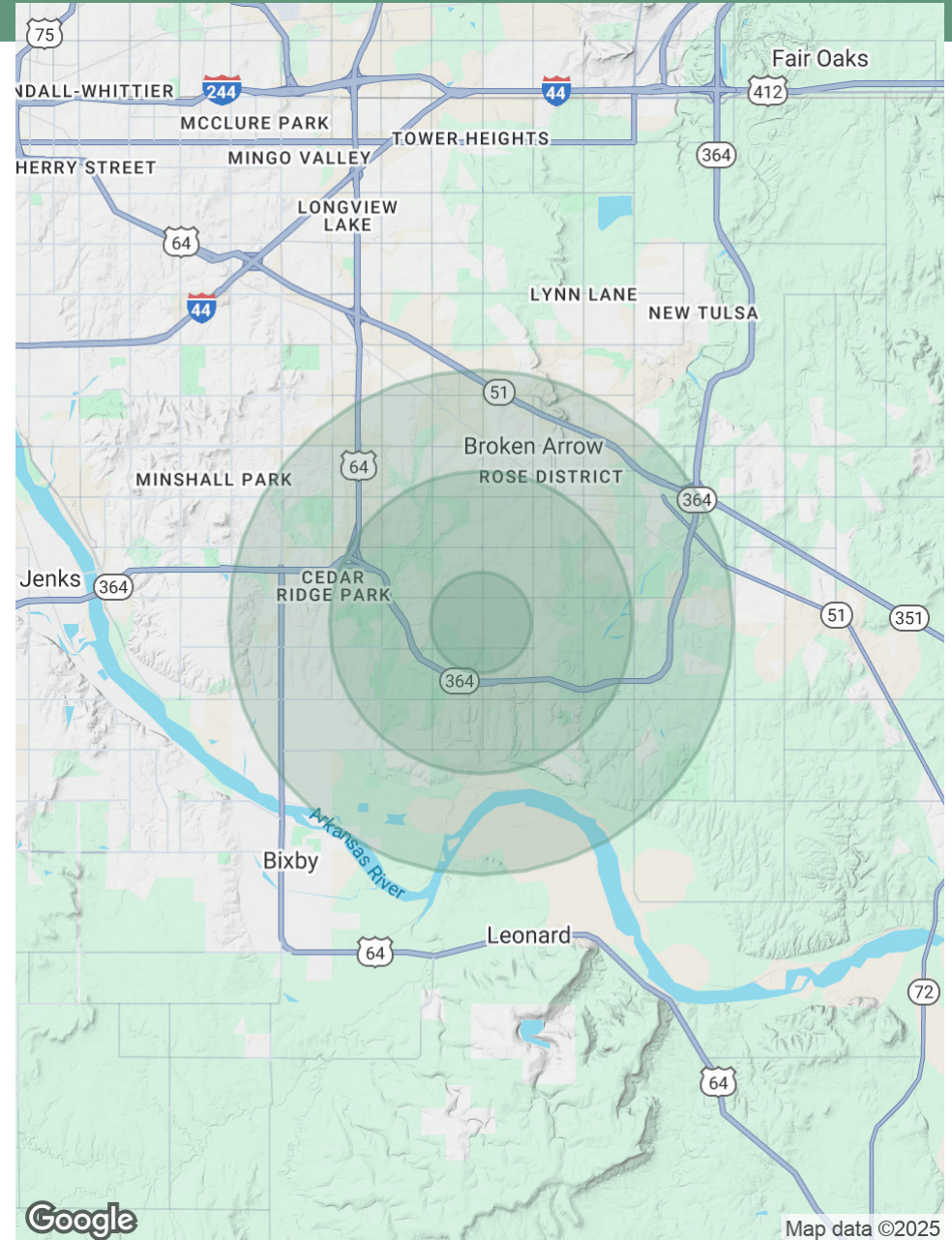


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	9,484	66,559	149,909
Average Age	40	40	40
Average Age (Male)	39	38	38
Average Age (Female)	41	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,567	24,835	58,008
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$89,510	\$107,732	\$108,171
Average House Value	\$220,072	\$280,642	\$294,280

Demographics data derived from AlphaMap



Contact

Drew Dossey, CCIM

Senior Vice President

918.740.7707

ddossey@mcgrawcp.com

MCP MCGRAW
COMMERCIAL
PROPERTIES

MCP - McGraw Commercial Properties

4105 S. Rockford Ave.

Tulsa, OK 74105

mcgrawcp.com

DISCLAIMER: This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.