

FOR SALE

# 2709 W. I-44 SERVICE ROAD

2709 NW 39TH STREET, OKLAHOMA CITY, OK  
73112



# BANTA

Property Group

## **BANTA PROPERTY GROUP, LLC**

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2709 W I 44 SERVICE RD, OKLAHOMA CITY, OK 73112



## OFFERING SUMMARY

Sale Price:	\$515,000
Building Size:	4,428 SF
Available SF:	
Lot Size:	0.66 Acres
Price / SF:	\$116.31
Year Built:	1966
Zoning:	O-2

## PROPERTY OVERVIEW

This well maintained free standing office building features prominent signage visible from I-44, ample parking and additional land to the west for expansion. The building is centrally located with easy access to I-44, Hefner Parkway and I-235 (Broadway Extension). The layout features a large reception area, multiple offices, conference room, training room, multiple open areas and abundant storage. This property is ideal for an owner/occupant or investor.

The property is also available for lease.

## PROPERTY HIGHLIGHTS

- Free Standing Building
- Highly visible from I-44
- Prominent signage
- Ample Parking
- Easy access to I-44, Hefner Parkway and I-235 (Broadway Extension)
- Move in ready condition
- Additional lot to the west included

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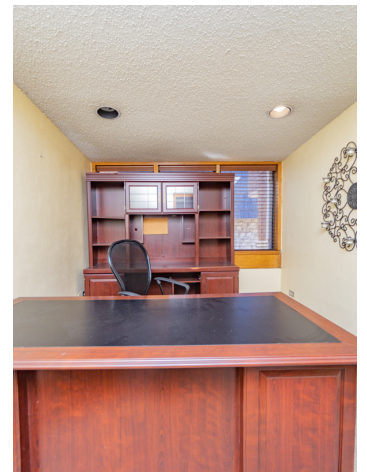
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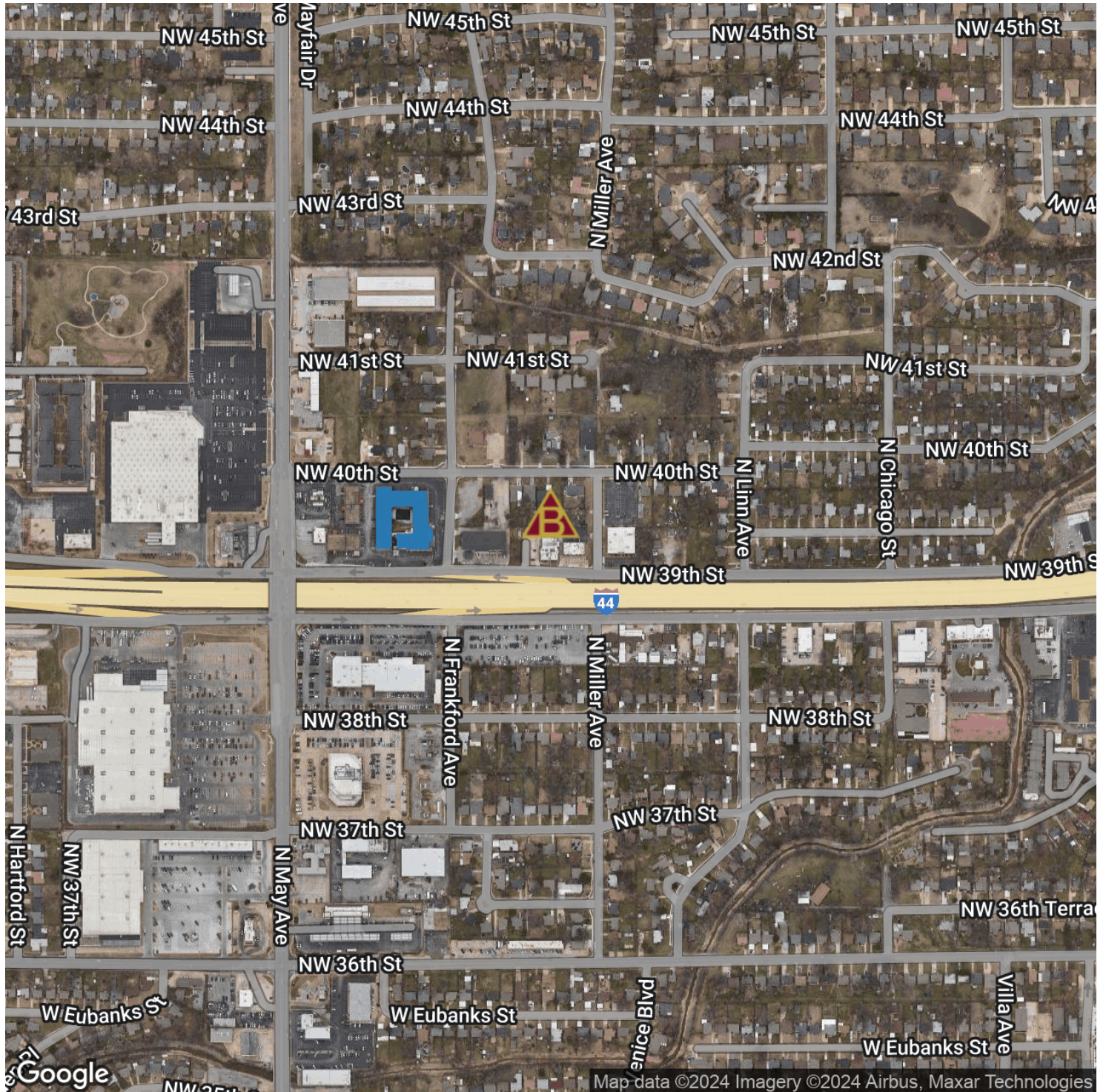
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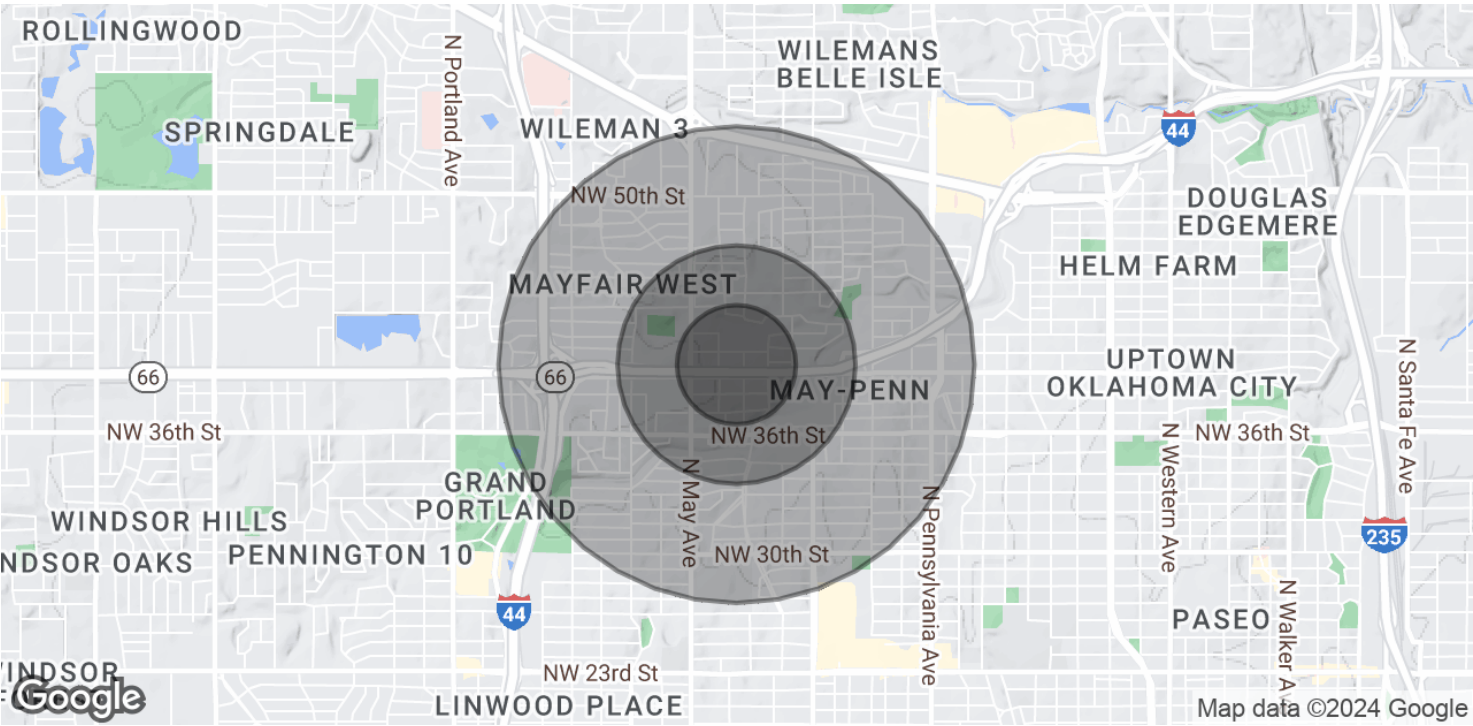
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	569	3,018	13,939
Average Age	33.9	33.8	35.0
Average Age (Male)	33.5	35.7	37.6
Average Age (Female)	36.2	35.9	34.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	319	1,489	6,542
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$53,478	\$52,503	\$51,704
Average House Value	\$135,190	\$125,911	\$126,920

2020 American Community Survey (ACS)