



530 SW 80th St, Oklahoma City, OK 73139



VIDEO

PROPERTY DESCRIPTION

This 2-story brick office building spans 5,480 square feet and formerly served as a childcare facility. The first floor offers a large reception area, three double stall restrooms, two single stall restrooms, spacious classrooms, a well-equipped kitchenette, and dry storage/laundry room. The second floor features offices, a central open area with sink/cabinets, a single stall restroom, a bonus room, and attic storage. With its prime location and versatile layout, this property is ideal for daycare centers, educational institutions, or could easily be converted to medical use.

PROPERTY HIGHLIGHTS

- 2-story brick office building spanning 5,480 square feet
- Formerly a small private school, locally owned and professionally managed
- First floor: large reception, 5 restrooms, spacious classrooms, kitchenette, and storage/laundry room
- Second floor: offices, open area with sink/cabinets, restroom, bonus room, attic storage

Nick Tyler

Sales Associate

405.397.3228

nick@fleskeholding.com



405.701.3505 | 600 NW 23rd St #200, Oklahoma City, OK 73103 | fleskeholding.net

VISUAL MEDIA

LOCATION DESCRIPTION

Located at the intersection of SW 80th and Walker. Positioned strategically, it lies just a short distance, less than a mile, to the south of the major thoroughfare, I-240. This location offers convenience and accessibility, ensuring easy access to both local amenities and regional transportation networks.

OFFERING SUMMARY

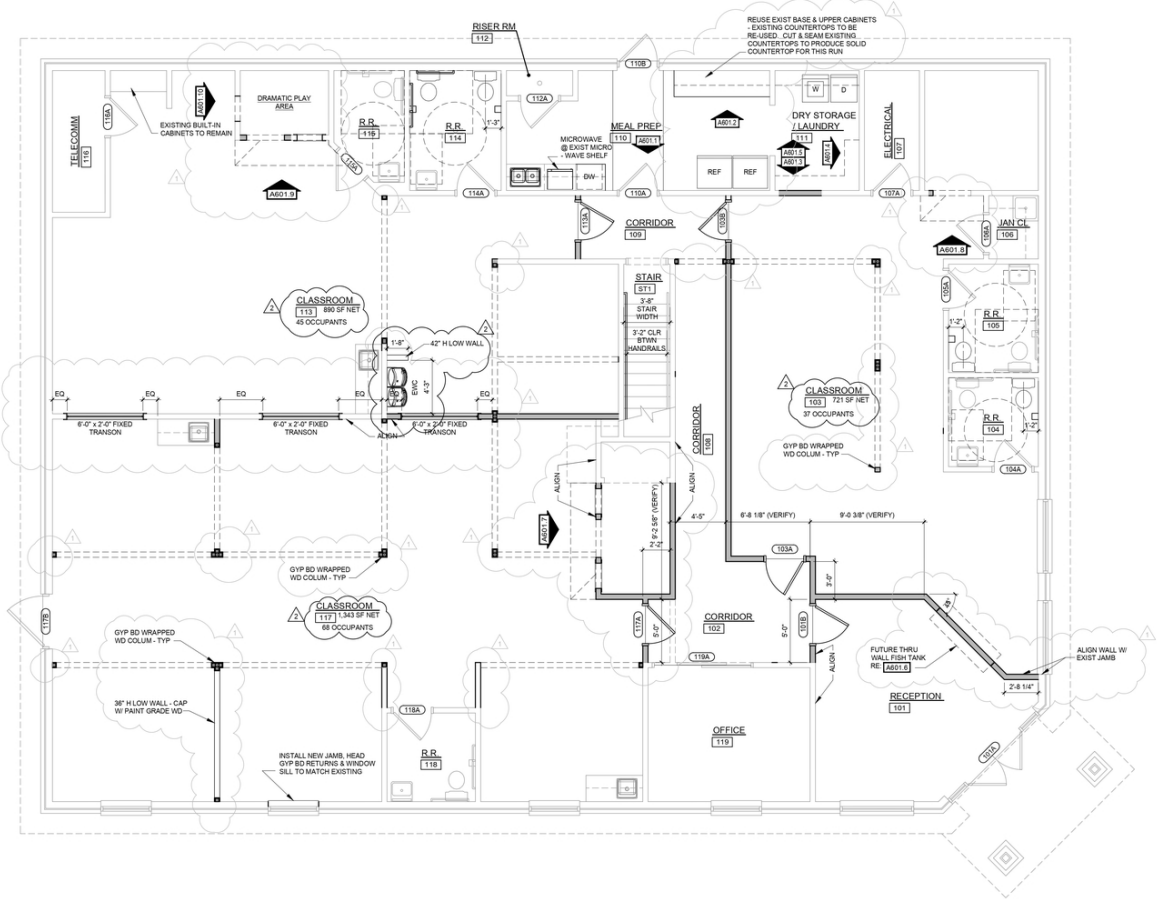
Sale Price:	\$1,100,000
Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	5,480 SF
Market:	South OKC
Zoned:	PUD-156

Josh White

Sales Associate, CCIM

405.417.6761

josh@fleskeholding.com



Shawn Long
15450 Turtle Lake Place
Oklahoma City, OK 73148
Telephone: (405) 224-2317
Email: shawnlong@gmail.com



William Sulem
3411 W Rock Creek Rd, Suite 120 Norman, OK 73072
Telephone: (405) 701-3505 x215
Email: will@pomedic.com
www.pomedic.com

Structural Engineer
DESIGN/BUILD BY GC

Electrical Engineer
DESIGN/BUILD BY GC

Mechanical and Plumbing Engineer
DESIGN/BUILD BY GC

Civil Engineers
NOT IN SCOPE

REMODEL FOR KKCA

530 SW 80th St, OKC, OK 73139

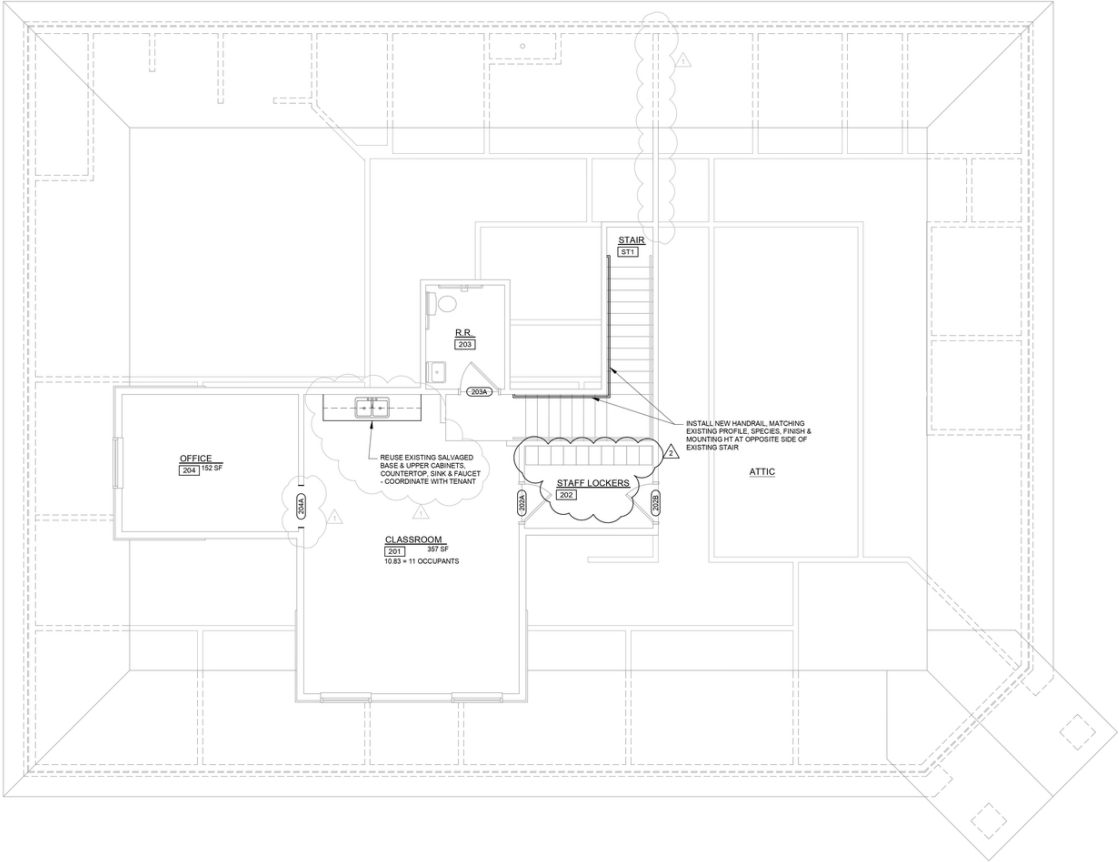
NO.	DATE	DESCRIPTION
2	04.25.2023	CITY COMMENTS
1	04.07.2023	REVISION #1
1	03.06.2023	PERMIT ISSUE
MAJOR	DATE	DESCRIPTION
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FIRST FLOOR
PLAN

JOB NUMBER: 23-0510

N 1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

A201



LORG ARCHITECTURE
Shawn Lorg
15450 Turtle Lake Place
Oklahoma City, OK 73165
Telephone: (405) 226-2317
Email: shawnlorg@gmail.com



Phase One Design
William S. Long
3411 W Rock Creek Rd, Suite 120 Norman, OK 73072
Telephone: (405) 701-3505 x215
Email: will@pomedic.com
www.pomedic.com

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REMODEL FOR KKCA

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MARK: DATE: DESCRIPTION
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**SECOND FLOOR
PLAN**

JOB NUMBER: 23-0510

N.1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

A202

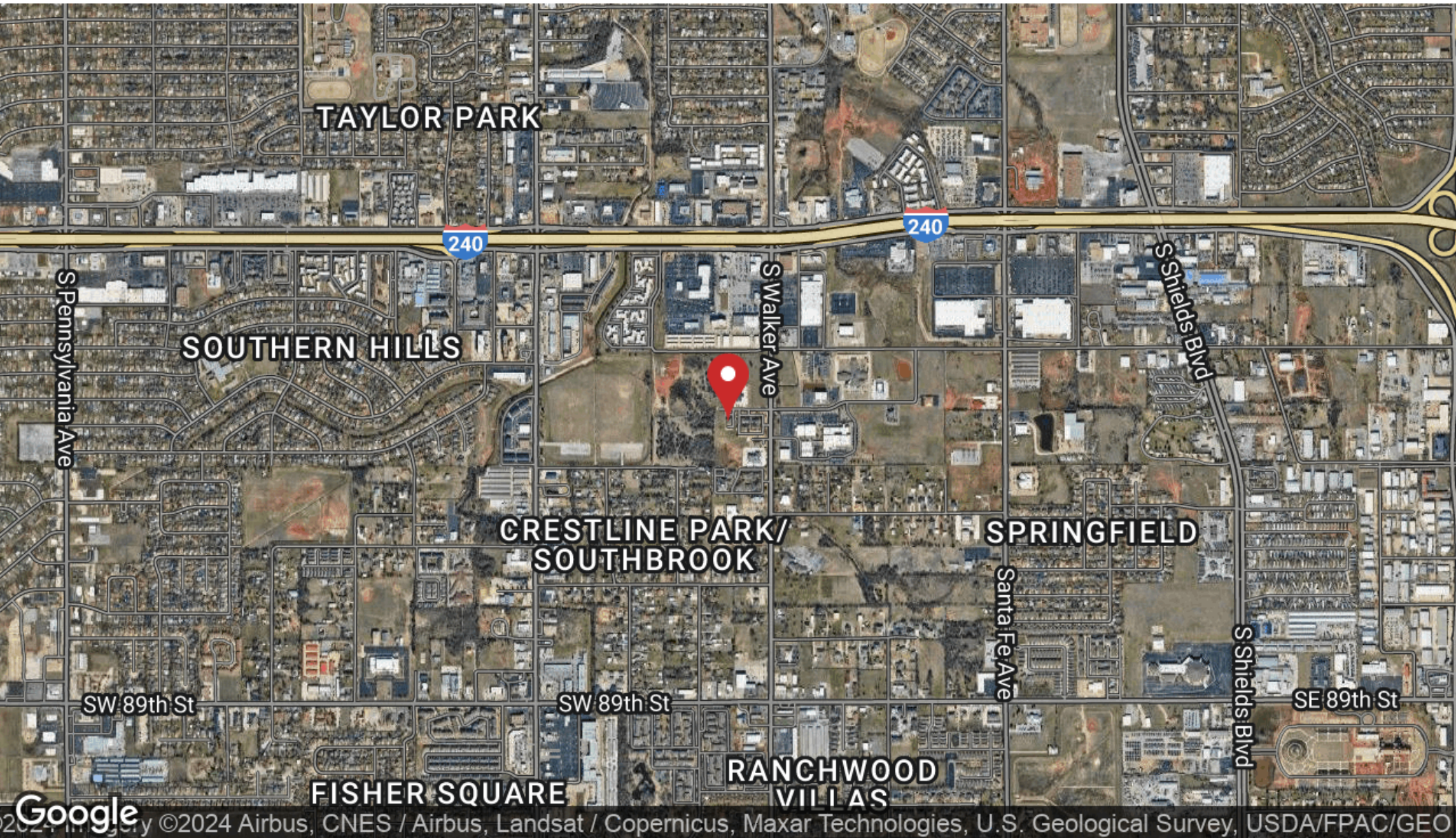


530 SW 80th St



FOR SALE / LEASE

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530 SW 80th St



FOR SALE / LEASE

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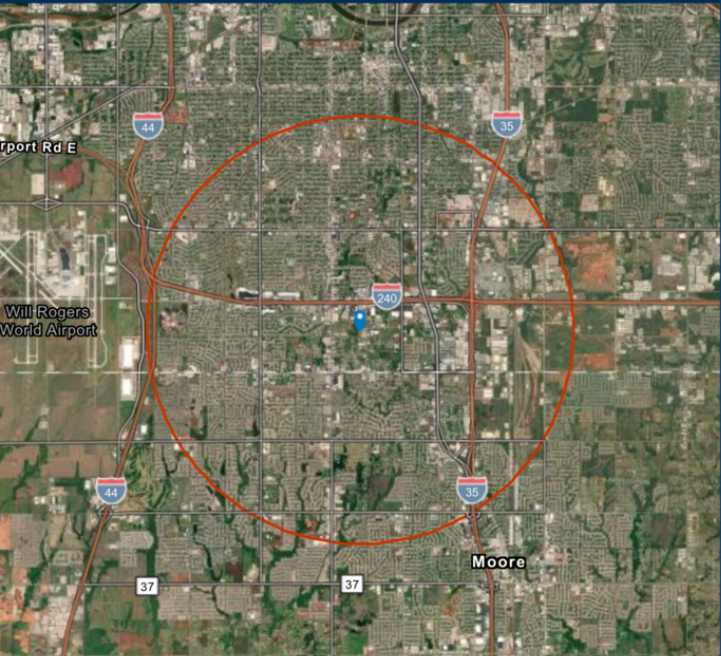


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DEMOGRAPHIC PROFILE

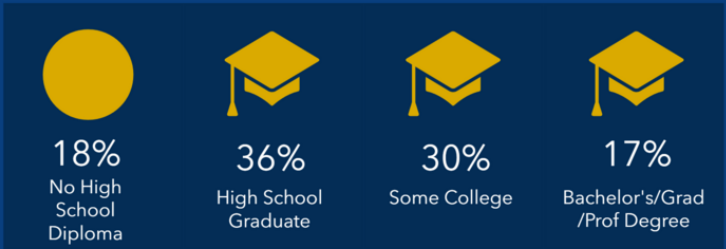
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Ring of 3 miles

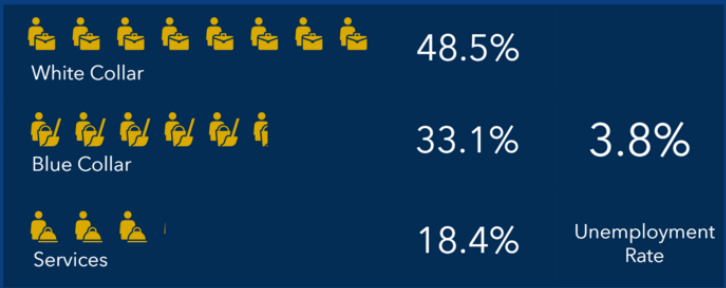


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EDUCATION



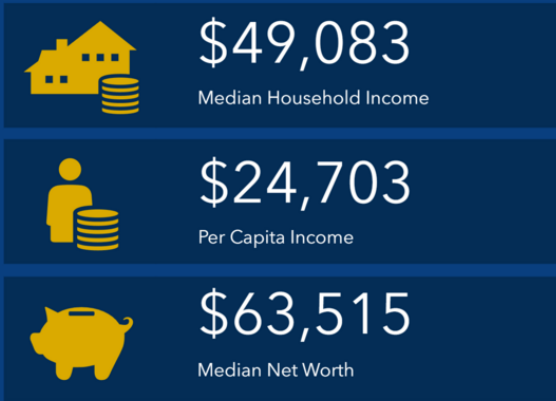
EMPLOYMENT



KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)

