

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$375,000
Building Size:	3,500 SF
Lot Size:	14,031 SF
Price / SF:	\$107.14
Year Built:	1985

PROPERTY OVERVIEW

This flex industrial property offers versatile possibilities for a range of business needs. Built in 1985, this well-maintained facility provides a solid foundation for industrial and flex space investors seeking a prime location in the thriving Oklahoma City area.

PROPERTY HIGHLIGHTS

- 2 Grade Level Overhead Doors
- Fully Fenced Lot
- Close Proximity to I-40

TYLER HUXLEY
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JOHNNY STRADAL
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2524 NW 2ND ST
2524 NW 2ND ST | OKLAHOMA CITY, OK 73107

ADDITIONAL PHOTOS

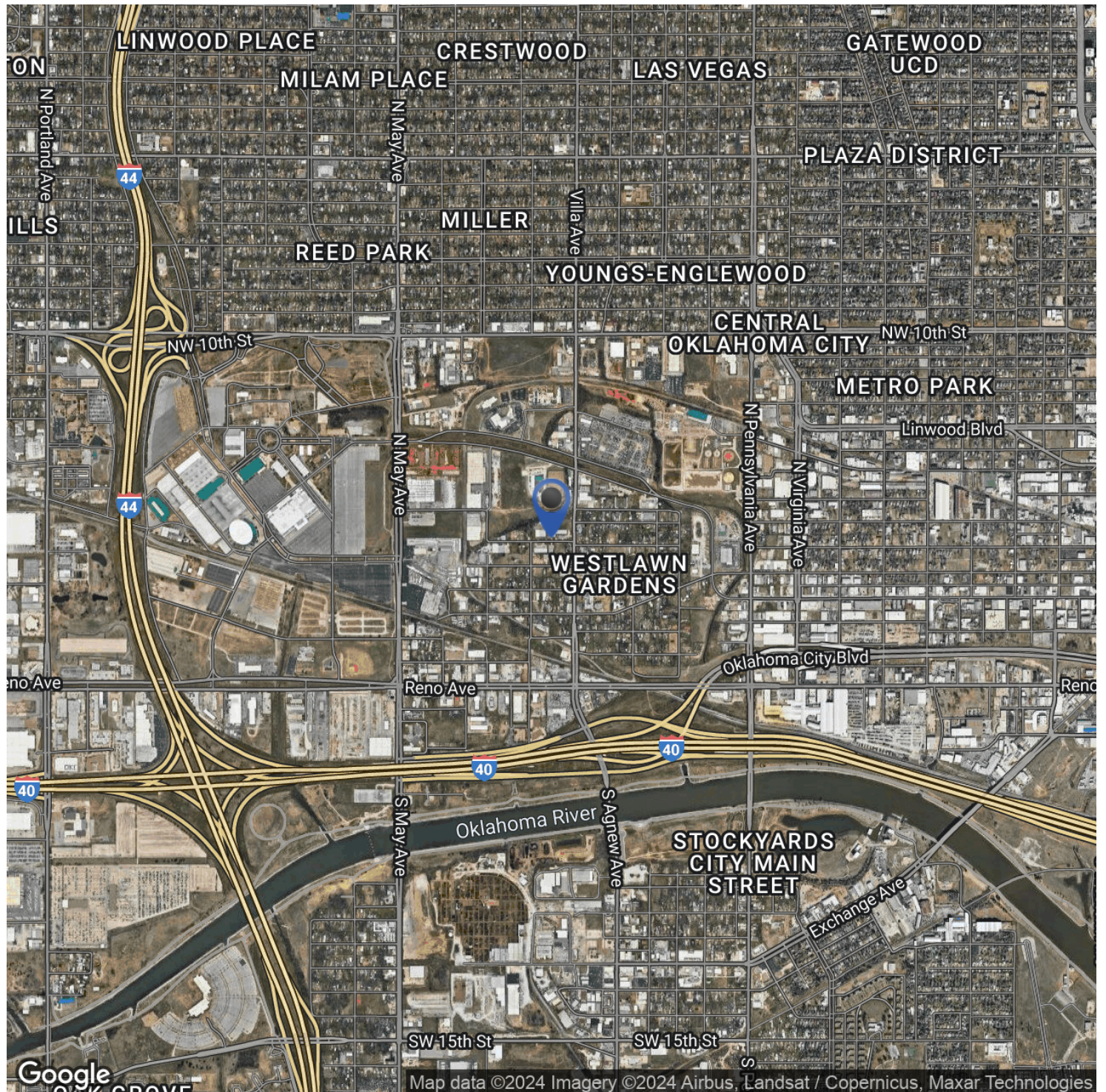


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,494	33,155	87,694
Average Age	34.7	31.2	32.2
Average Age (Male)	34.0	31.4	32.0
Average Age (Female)	35.5	31.7	33.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,117	13,898	39,039
# of Persons per HH	2.1	2.4	2.2
Average HH Income	\$41,850	\$52,031	\$51,324
Average House Value	\$93,202	\$119,006	\$116,126

2020 American Community Survey (ACS)