

## MEDICAL OFFICE SPACE

7300 S WESTERN AVE, OKC, OK 73139



### PROPERTY DESCRIPTION

Well maintained Center offering Office spaces - Dental or Medical available in southwest Oklahoma City area just north of the highly traveled I-240 corridor.

### PROPERTY HIGHLIGHTS

- 4 Block North of I-240
- Ample Parking
- Monument signage available

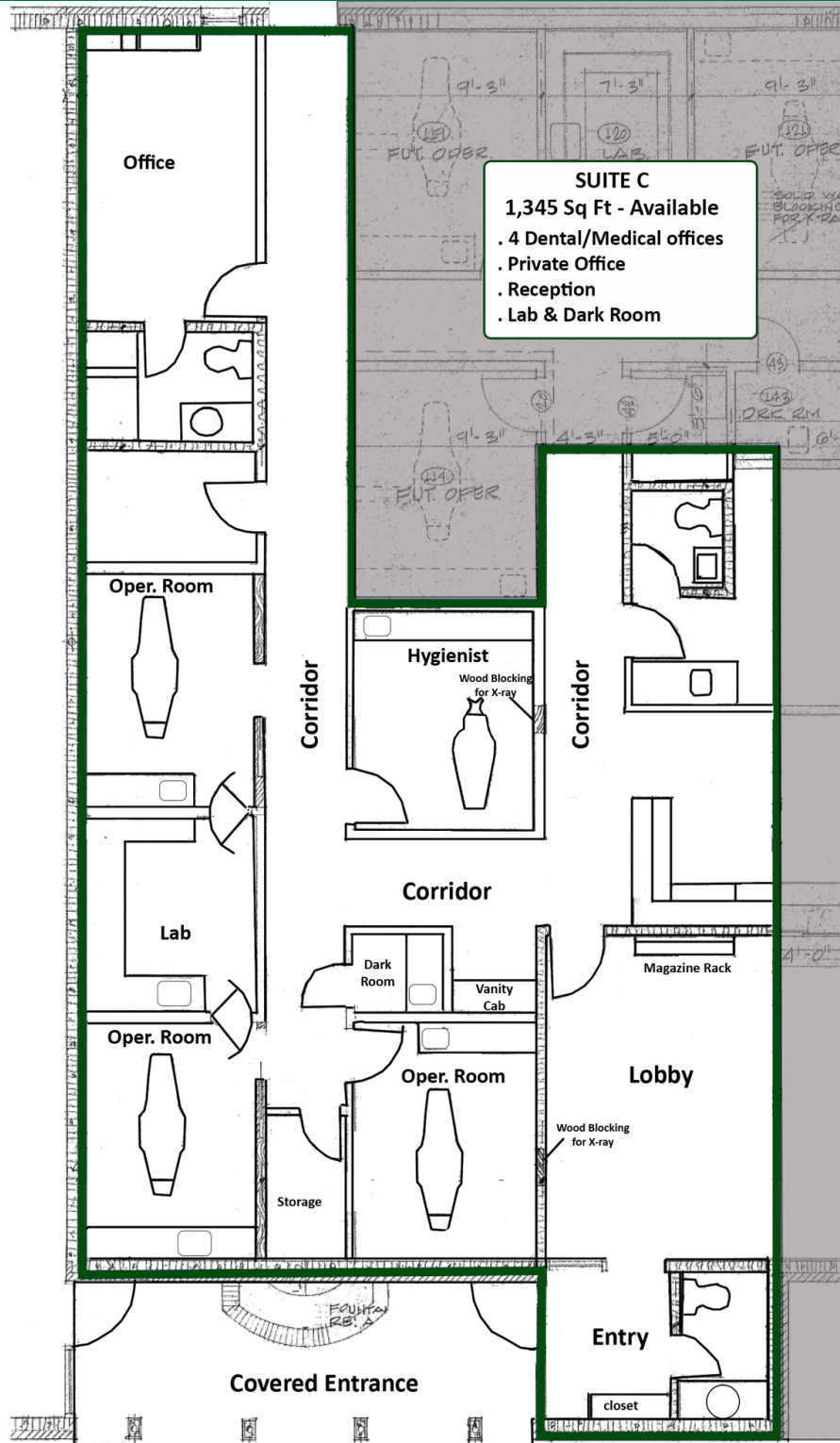
| SPACES  | LEASE RATE    | SPACE SIZE | SPACE USE      |
|---------|---------------|------------|----------------|
| Suite C | \$12.00 SF/yr | 1,345 SF   | Medical        |
| Suite D | \$12.00 SF/yr | 1,200 SF   | Medical/Dental |

### OFFERING SUMMARY

|                  |                     |
|------------------|---------------------|
| Lease Rate       | \$12.00 SF/yr (NNN) |
| Number of Units: | 4                   |
| Available SF:    | 1,200 - 1,345 SF    |
| Lot Size:        | 0.65 Acres          |
| Building Size:   | 8,174 SF            |

### ROSHA WOOD

rwood@priceedwards.com  
O: 405.239.1219 C: 405.902.8181



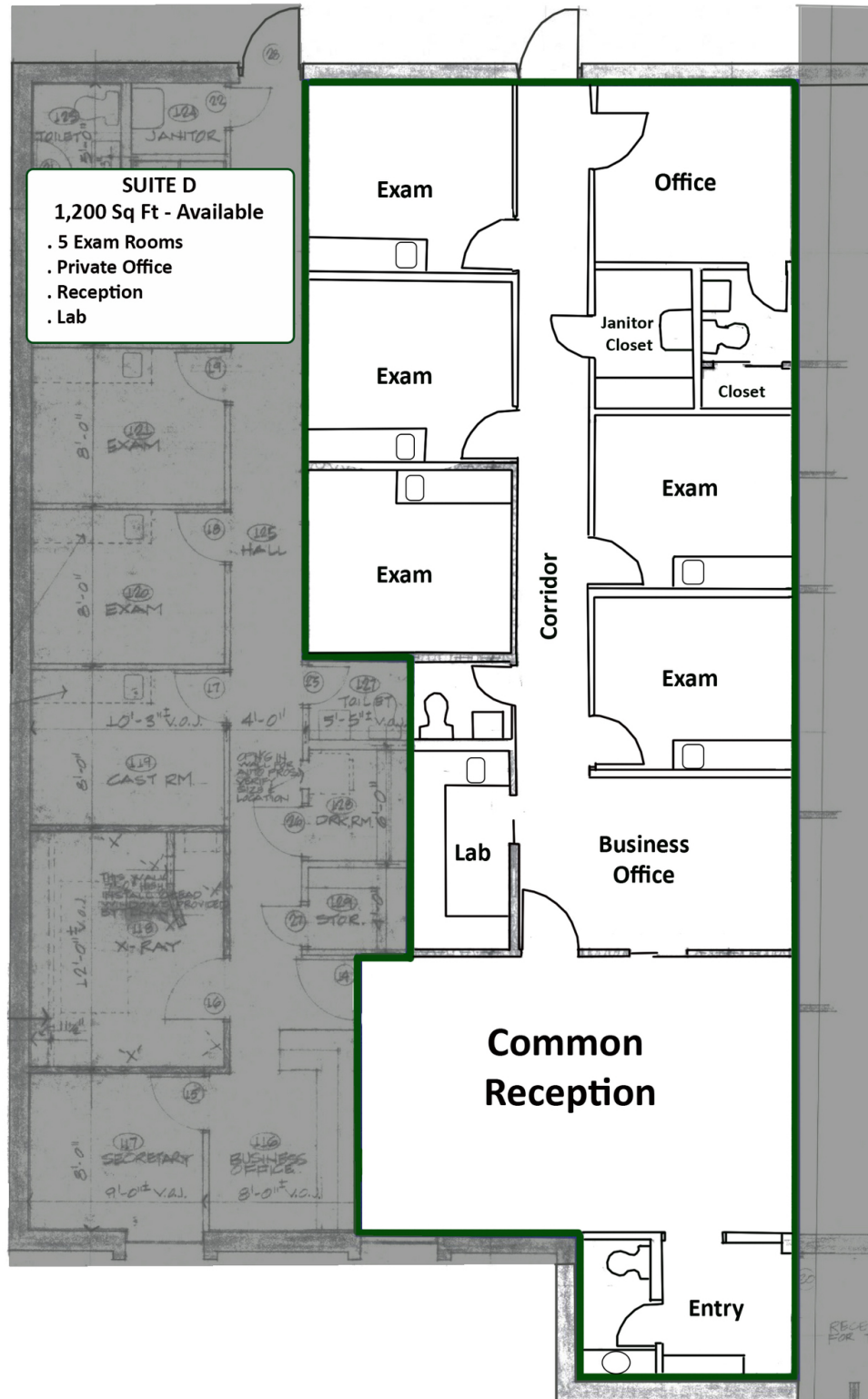
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7300 S WESTERN AVE OKLAHOMA CITY, OK 73139



| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 12,479    | 116,144   | 210,564   |
| Average Age          | 34.1      | 33.9      | 34.5      |
| Average Age (Male)   | 34.6      | 32.6      | 33.2      |
| Average Age (Female) | 33.5      | 35.3      | 35.6      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 5,208     | 46,935    | 84,323    |
| # of Persons per HH  | 2.4       | 2.5       | 2.5       |
| Average HH Income    | \$41,101  | \$48,602  | \$54,270  |
| Average House Value  | \$102,353 | \$105,844 | \$112,617 |

\* Demographic data derived from 2020 ACS - US Census

10252023

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