

FREESTANDING BUILDING

809 S AIR DEPOT BLVD, MIDWEST CITY, OK 73110



PROPERTY DESCRIPTION

Turn-Key Salon/Barbershop space, or ideal for any use! Direct frontage to Air Depot Blvd, with high traffic counts as well as high profile visibility. Pylon signage available and 2 points of entrance.

OFFERING SUMMARY

Sale Price:	\$800,000
Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	1,248 SF
Lot Size:	0.5 Acres
Building Size:	1,248 SF

TRAFFIC COUNTS

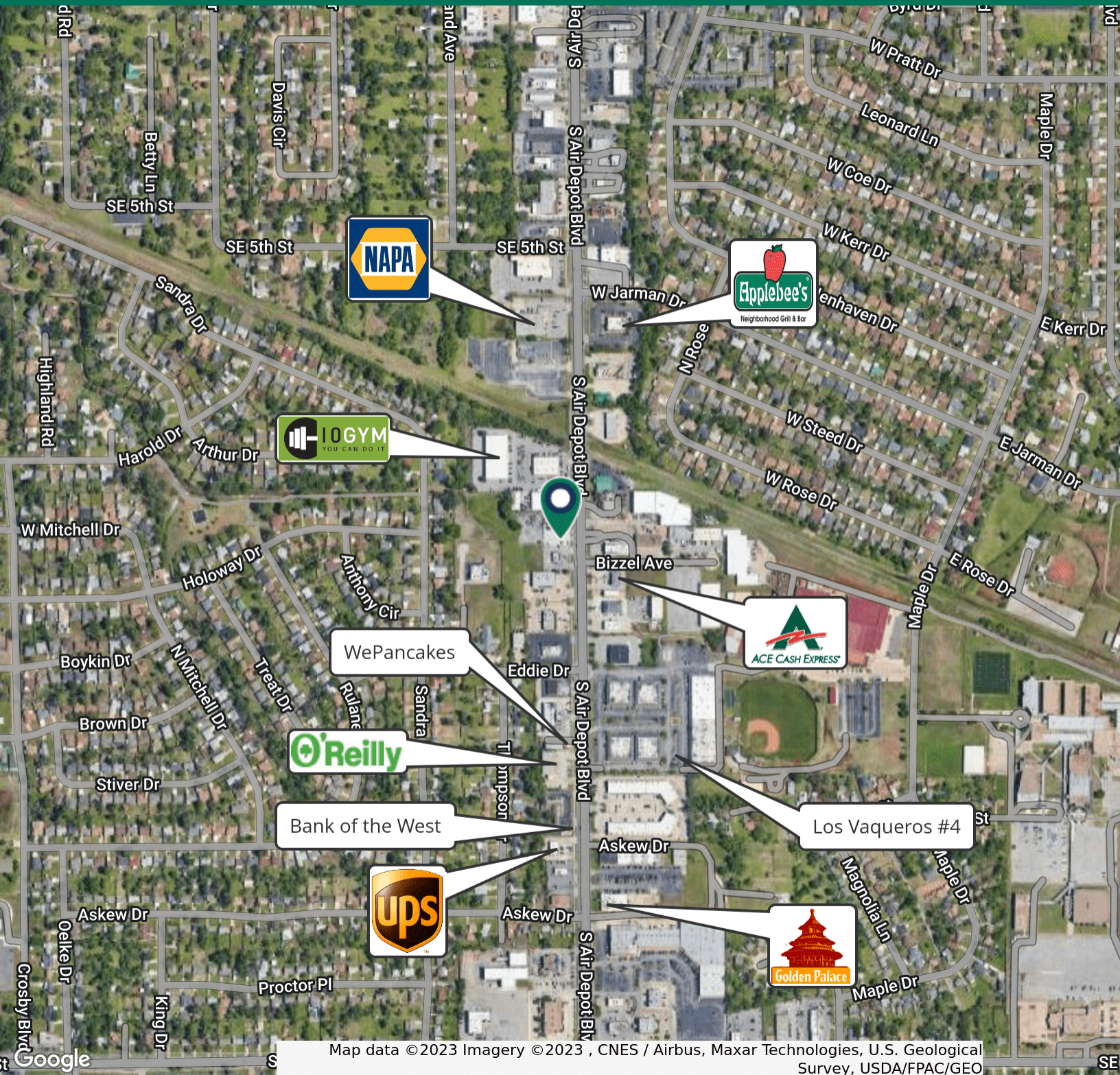
S Air Depot	north/south	23,000
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ROSHA WOOD

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Map data © 2023 Imagery © 2023, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

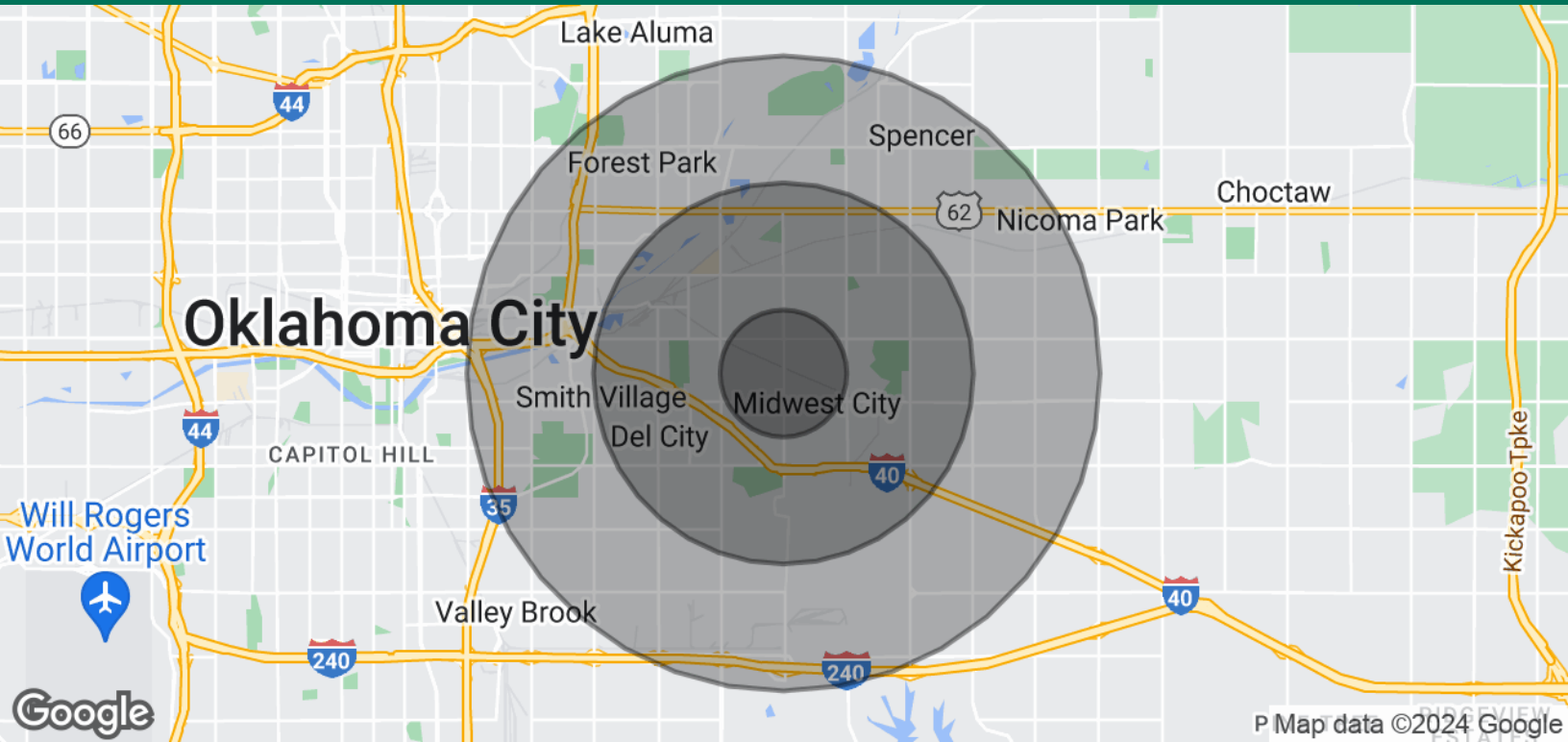
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,792	64,643	119,501
Average Age (Male)	41.5	35.5	35.2
Average Age (Female)	35.5	38.4	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,731	28,650	52,240
Average HH Income	\$53,191	\$51,685	\$52,655
Average House Value	\$100,429	\$101,283	\$106,305

* Demographic data derived from 2020 ACS - US Census

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